

576-600 EL CAMINO REAL

BELMONT, CA

ABBREVIATIONS	LEGEND	GENERAL NOTES	PROJECT IMAGE
<div><div><div>A/C</div><div>ACC.</div><div>ADJ.</div><div>A.F.F.</div><div>ALUM.</div><div>ALT.</div><div>APPROX.</div><div>ARCH.</div><div>A.C.T.</div><div>B.B.D.</div><div>BLDG.</div><div>BLKG.</div><div>BOT.</div><div>BYND.</div><div>CL</div><div>CL</div><div>CAB.</div><div>C.G.</div><div>CHG.</div><div>CLG.</div><div>CLOS.</div><div>CLR.</div><div>C.M.U.</div><div>COL.</div><div>CONC.</div><div>CONN.</div><div>CONST.</div><div>CORR.</div><div>C.T.</div><div>CTR.</div><div>DET.</div><div>DIAM</div><div>DIAM</div><div>DN.</div><div>DWG.</div><div>DR.</div><div>DS.</div><div>(E)</div><div>E.A.</div><div>EL.</div><div>ELEC.</div><div>ELEV.</div><div>EQ.</div><div>EQUIP.</div><div>EXP.</div><div>EXPOS.</div><div>EXT.</div><div>F.D.</div><div>F.F.</div><div>FLASH.</div><div>FLOOR.</div><div>F.O.F.</div><div>F.O.S.</div><div>FIRE.</div><div>FURR.</div><div>GA.</div><div>GALV.</div><div>G.B.</div><div>G.C.</div><div>G.C.</div><div>GL.</div><div>GR.</div><div>GYP.</div><div>BD.</div><div>H.B.</div><div>H.C.</div><div>H.C.P.</div><div>HDWR.</div><div>HGT.</div><div>H.M.</div><div>HP.</div><div>HR.</div><div>H.W.</div><div>INSUL.</div><div>INT.</div><div>JAN.</div><div>JT.</div><div>L.P.</div><div>MAX.</div><div>MFR.</div><div>M.C.</div><div>M.D.</div><div>MECH.</div><div>MIN.</div><div>MTD.</div><div>MTL.</div><div>(N)</div><div>N.I.C.</div><div>NO.</div><div>N.T.S.</div><div>O.C.</div><div>OFF.</div><div>OPNG.</div><div>OPP.</div><div>O.T.B.</div><div>PR.</div><div>P.H.</div><div>P-LAM.</div><div>PTD.</div><div>PLYWD.</div><div>P.O.</div><div>P.T.</div><div>P.T.D.</div><div>R</div><div>R.D.</div><div>REQ'D.</div><div>RESIL.</div><div>RM.</div><div>R.O.</div><div>SASM</div><div>S.C.</div><div>S.C.D.</div><div>S.D.</div><div>SHT.</div><div>SIM.</div><div>S.N.D.</div><div>STOR.</div><div>STRL.</div><div>T</div><div>T&G</div><div>TEL.</div><div>T.O.</div><div>TYP.</div><div>U.O.N.</div><div>V.I.F.</div><div>WO.</div><div>W.P.</div><div>W.R.</div><div>W/C</div><div>W.O.</div></div><div><div>AIR CONDITIONING</div><div>ACCESSIBLE</div><div>ADJUSTABLE</div><div>ABOVE FINISH FLOOR</div><div>ALUMINUM</div><div>ALTERNATE</div><div>APPROXIMATELY</div><div>ARCHITECT(URAL)</div><div>ACOUSTIC CEILING TILE</div><div>TELEPHONE BACK BOARD</div><div>BUILDING</div><div>BLOCKING</div><div>BOTTOM</div><div>BEYOND</div><div>CENTER LINE</div><div>CABINET</div><div>CORNER GUARD</div><div>CHANGE</div><div>CEILING</div><div>CLOSET</div><div>CLEAR</div><div>CONCRETE MASONRY UNIT</div><div>COLUMN</div><div>CONCRETE</div><div>CONNECTION</div><div>CONSTRUCTION</div><div>CORRIDOR</div><div>CERAMIC TILE</div><div>CENTER</div><div>DETAIL</div><div>DIAMETER</div><div>DIMENSION</div><div>DOWN</div><div>DRAWING</div><div>DOOR</div><div>DOWNSPOUT</div><div>EXISTING</div><div>EACH</div><div>ELEVATION</div><div>ELECTRICAL</div><div>ELEVATOR</div><div>EQUAL</div><div>EQUIPMENT</div><div>EXPANSION</div><div>EXPOSED</div><div>EXTERIOR</div><div>FLOOR DRAIN</div><div>FINISH FLOOR</div><div>FLASHING</div><div>FLUORESCENT</div><div>FACE OF FINISH</div><div>FACE OF STUD</div><div>FIREPROOF</div><div>FURRING</div><div>GAGE</div><div>GALVANIZED</div><div>GRAB BAR</div><div>GENERAL CONTRACTOR</div><div>GLASS</div><div>GRADE</div><div>GYPSPUM BOARD</div><div>HOSE BIB</div><div>HOLLOW CORE</div><div>HANDICAP</div><div>HARDWARE</div><div>HEIGHT</div><div>HOLLOW METAL</div><div>HIGH POINT</div><div>HOUR</div><div>HOT WATER</div><div>INSULATION/INSULATED</div><div>INTERIOR</div><div>JANITOR</div><div>JOINT</div><div>LOW POINT</div><div>MAXIMUM</div><div>MANUFACTURER</div><div>MEDICINE CABINET</div><div>MOTION DETECTOR</div><div>MECHANICAL</div><div>MINIMUM</div><div>MOUNTED</div><div>METAL</div><div>NEW</div><div>NOT IN CONTRACT</div><div>NUMBER</div><div>NOT TO SCALE</div><div>ON CENTER</div><div>OFFICE</div><div>OPENING</div><div>OPPOSITE</div><div>OPEN TO BELOW</div><div>PAIR</div><div>PANIC HARDWARE</div><div>PLASTIC LAMINATE</div><div>PAINTED</div><div>PLYWOOD</div><div>PRIVATE OFFICE</div><div>PRESSURE-TREATED</div><div>PAPER TOWEL DISPENSER</div><div>RISER</div><div>ROOF DRAIN</div><div>REQUIRED</div><div>RESILIENT</div><div>ROOM</div><div>ROUGH OPENING</div><div>SELF-ADHERED SHEET MEMBRANE</div><div>SOLID CORE</div><div>SEAT COVER DISPENSER</div><div>SOAP DISPENSER</div><div>SHEET</div><div>SIMILAR</div><div>SANITARY NAPKIN DISPENSER</div><div>STORAGE</div><div>STRUCTURAL</div><div>TREAD</div><div>TONGUE AND GROOVE</div><div>TELEPHONE</div><div>TOP OF</div><div>TYPICAL</div><div>UNLESS OTHERWISE NOTED</div><div>VERIFY IN FIELD</div><div>WOOD</div><div>WATERPROOF</div><div>WATER-RESISTANT</div><div>WHEELCHAIR</div><div>WHERE OCCURS</div></div></div> <div><div><div><div>#</div><div>XXX</div></div><div>←</div><div>DETAIL REFERENCE NUMBER</div></div><div><div><div>#/XXX</div></div><div>←</div><div>SHEET WHERE DETAIL IS LOCATED</div></div><div><div><div>▲</div><div>1/XXX</div></div><div>←</div><div>DIRECTION OF SECTION VIEW</div></div><div><div><div>1/XXX</div></div><div>←</div><div>INTERIOR SECTION IDENTIFICATION/</div></div><div><div><div>1/XXX</div></div><div>←</div><div>SHEET WHERE SECTION IS LOCATED</div></div><div><div><div>#/XXX</div></div><div>←</div><div>SHEET WHERE ELEVATION IS LOCATED</div></div><div><div><div>#/XXX</div></div><div>←</div><div>ELEVATION REFERENCE NUMBER</div></div><div><div><div>101</div></div><div>←</div><div>DOOR SYMBOL</div></div><div><div><div>W-01</div></div><div>←</div><div>WINDOW SYMBOL</div></div><div><div><div>X.XX</div></div><div>←</div><div>WALL / FLOOR TYPE SYMBOL</div></div><div><div><div>◆</div></div><div>←</div><div>ELEVATION DATUM</div></div><div><div><div>X'-X"</div></div><div>←</div><div>CEILING HEIGHT</div></div><div><div><div>▲</div></div><div>←</div><div>REVISION SYMBOL</div></div><div><div><div>○</div></div><div>←</div><div>WALL-MOUNTED INCANDESCENT</div></div><div><div><div>○</div></div><div>←</div><div>SCONCE LIGHT FIXTURE</div></div><div><div><div>◆</div></div><div>←</div><div>WALL-MOUNTED COMPACT FLUORESCENT</div></div><div><div><div>◆</div></div><div>←</div><div>SCONCE LIGHT FIXTURE</div></div><div><div><div>□</div></div><div>←</div><div>RECESSED INCANDESCENT LIGHT</div></div><div><div><div>□</div></div><div>←</div><div>FIXTURE AT CEILING</div></div><div><div><div>◆</div></div><div>←</div><div>RECESSED COMPACT FLUORESCENT</div></div><div><div><div>◆</div></div><div>←</div><div>LIGHT FIXTURE AT CEILING</div></div><div><div><div>◆</div></div><div>←</div><div>SURFACE-MOUNTED COMPACT</div></div><div><div><div>◆</div></div><div>←</div><div>FLUORESCENT LIGHT FIXTURE AT CEILING</div></div><div><div><div>◆</div></div><div>←</div><div>COMBINATION EXHAUST FAN AND COMPACT</div></div><div><div><div>◆</div></div><div>←</div><div>FLUORESCENT LIGHT FIXTURE, RECESSED</div></div><div><div><div>◆</div></div><div>←</div><div>AT CEILING</div></div><div><div><div>○</div></div><div>←</div><div>SURFACE-MOUNTED FLUORESCENT STRIP</div></div><div><div><div>○</div></div><div>←</div><div>LIGHT FIXTURE, CEILING-MOUNTED</div></div><div><div><div>○</div></div><div>←</div><div>(WITH LENGTH AS INDICATED)</div></div><div><div><div>○</div></div><div>←</div><div>SURFACE-MOUNTED TRACK LIGHT FIXTURE,</div></div><div><div><div>○</div></div><div>←</div><div>CEILING-MOUNTED</div></div><div><div><div>○</div></div><div>←</div><div>(WITH LENGTH AS INDICATED)</div></div><div><div><div>⊗</div></div><div>←</div><div>EMERGENCY LIGHT FIXTURE WITH BATTERY</div></div><div><div><div>⊗</div></div><div>←</div><div>PACK, CEILING OR WALL-MOUNTED</div></div><div><div><div>⊗</div></div><div>←</div><div>EXIT LIGHT FIXTURE WITH BATTERY BACK-UP,</div></div><div><div><div>⊗</div></div><div>←</div><div>CEILING OR WALL-MOUNTED (WITH DIRECTIONAL</div></div><div><div><div>⊗</div></div><div>←</div><div>ARROWS AS REQUIRED)</div></div><div><div><div>\$</div></div><div>←</div><div>ONE-WAY SWITCH,</div></div><div><div><div>\$</div></div><div>←</div><div>MOUNTED AT +48" A.F.F., U.O.N.</div></div><div><div><div>\$</div></div><div>←</div><div>TWO-WAY SWITCH,</div></div><div><div><div>\$</div></div><div>←</div><div>MOUNTED AT +48" A.F.F., U.O.N.</div></div><div><div><div>\$</div></div><div>←</div><div>THREE-WAY SWITCH,</div></div><div><div><div>\$</div></div><div>←</div><div>MOUNTED AT +48" A.F.F., U.O.N.</div></div><div><div><div>⊕</div></div><div>←</div><div>DUPLEX OUTLET,</div></div><div><div><div>⊕</div></div><div>←</div><div>MOUNTED AT +15" A.F.F., U.O.N.</div></div><div><div><div>⊕</div></div><div>←</div><div>DUPLEX OUTLET (WATERPROOF)</div></div><div><div><div>⊕</div></div><div>←</div><div>MOUNTED AT +15" A.F.F., U.O.N.</div></div><div><div><div>⊕</div></div><div>←</div><div>DUPLEX OUTLET, (DEDICATED)</div></div><div><div><div>⊕</div></div><div>←</div><div>MOUNTED AT +15" A.F.F., U.O.N.</div></div><div><div><div>⊕</div></div><div>←</div><div>DUPLEX OUTLET, WITH GROUND FAULT</div></div><div><div><div>⊕</div></div><div>←</div><div>INTERRUPTER, MOUNTED AT +44" A.F.F., U.O.N.</div></div><div><div><div>⊕</div></div><div>←</div><div>DUPLEX OUTLET (FOR DISHWASHER),</div></div><div><div><div>⊕</div></div><div>←</div><div>MOUNTED UNDER KITCHEN CABINET</div></div><div><div><div>△</div></div><div>←</div><div>TELEPHONE JACK,</div></div><div><div><div>△</div></div><div>←</div><div>MOUNTED AT +15" A.F.F., U.O.N.</div></div><div><div><div>▲</div></div><div>←</div><div>DATA JACK,</div></div><div><div><div>▲</div></div><div>←</div><div>MOUNTED AT +15" A.F.F., U.O.N.</div></div></div>			

GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.

EXISTING CONDITIONS: CONDITIONS SHOWN OF THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.

PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPTING THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE G.C.

CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.

SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED.

CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF THE EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.

ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE PROVIDED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR.

"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.

"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.

SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER.

GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK.

COLUMN CENTERLINES (ALSO REFERRED TO AS GRIDLINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS).

ALL PATHS OF TRAVEL AND COMMON USE SPACES WILL BE ACCESSIBLE AND ALL LIVING UNITS WILL BE ADAPTABLE.

BUILDING DATA

ADDRESS: 576-600 EL CAMINO REAL, BELMONT, CA 94002

A.P.N: 044-222-060
044-201-190
044-201-230

LOT SIZE: 39,411 SF

ZONING DISTRICT: EXISTING: C-3 / APPROVED: PD (PLANNED UNIT DEVELOPMENT)

CODES: 2013 CALIFORNIA BUILDING CODE (CBC)
CITY OF BELMONT ZONING ORDINANCE

SCOPE OF WORK: NEW CONSTRUCTION OF A 3-STORY OVER BASEMENT MIXED-USE BUILDING WITH COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS.

PROPOSED BLDG.: TYPE I (S-2 & M) = 51,440 SQ. FT. (GROSS) (BOT. & GRND. FLR)
TYPE V (R-2) = 45,410 SQ. FT. (GROSS) (2ND & 3RD FLR.)

PLANNING DATA

ADDRESS: 576-600 EL CAMINO REAL, BELMONT, CA 94002

A.P.N: 044-222-060
044-201-190
044-201-230

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FLOOR AREA RATIO/DENSITY:
ALLOWED:
F.A.R.: 2.2 (GARAGE LEVEL) & 1.55 (COMMERCIAL & RESIDENTIAL LEVELS)
DENSITY: 36 UNITS/ACRE; 39,411 SF (LOT) / 43,560 SF PER ACRE
= 905 ACRES ON SITE X 36 UNITS/ACRE
= 32 UNITS TOTAL

PROPOSED:
F.A.R.: GRND./CAR.: 26,820 SF / 39,411 SF (LOT) = .681 @ GRND./CAR.
2ND FLR: 22,576 SF / 39,411 SF (LOT) = .573 @ 2ND FLOOR
3RD FLR: 22,719 SF / 39,411 SF (LOT) = .576 @ 3RD FLOOR
DENSITY: 32 PROPOSED UNITS
(8) - 1 BEDROOM UNITS : 725-800SF
(16) - 2 BEDROOM/2BATH + DEN : 1200-1300SF
(8) - 3 BEDROOM/2BATH + DEN @ 1400-1500SF

UNIT DISTRIBUTION:
(16) - 2 BEDROOM/2BATH + DEN : 1200-1300SF
(8) - 3 BEDROOM/2BATH + DEN @ 1400-1500SF

OPEN SPACE:
PROPOSED: PUBLIC OUTDOOR REAR COURT OVER PODIUM : 4,000 SF
PUBLIC REAR YARD TOTAL : 7,650 SF

HEIGHT LIMIT:
ALLOWED: 49'-6"
PROPOSED: 45'-0" (THREE STORIES)

SETBACKS:
REQUIRED: FRONT SETBACK: 13'-0"
SIDE SETBACKS: 8'-0" (LEFT) & 10'-0" (RIGHT)
REAR SETBACK: 15'-0"

PROPOSED: VARIES, SEE ARCHITECTURAL PLANS & ELEVATIONS (ALL MEET MIN. REQUIREMENTS)

PARKING:
PROPOSED: RESIDENTIAL: 64 SPACES
(2) SPACES FOR 2 & 3 BEDROOM UNITS
(1) SPACE FOR 1 BEDROOM UNITS
+8 ELECTRIC VEHICLE PARKING STATIONS
COMMERCIAL: 34 SPACES
TOTAL: 98 SPACES

UNIT DISTRIBUTION:
PROPOSED: RESIDENTIAL: 64 SPACES
(2) SPACES FOR 2 & 3 BEDROOM UNITS
(1) SPACE FOR 1 BEDROOM UNITS
+8 ELECTRIC VEHICLE PARKING STATIONS
COMMERCIAL: 34 SPACES
TOTAL: 98 SPACES

DRAWING INDEX

GENERAL
A0.0 COVER SHEET

CIVIL
SHEET 1 TOPOGRAPHIC SURVEY PLAN
C-1 SUBDIVISION MAP

LANDSCAPE
L0.1 EXISTING TREE INVENTORY PLAN
L0.2 ARBOR CARE PLAN
L1.1 LANDSCAPE PLAN GROUND FLOOR
L1.2 LANDSCAPE PLAN 1ST FLOOR

ARCHITECTURAL
A1.1 SITE PLAN
A2.0 FLOOR PLAN: BASEMENT PLAN
A2.1 FLOOR PLAN: GROUND FLOOR
A2.2 FLOOR PLAN: SECOND FLOOR
A2.3 FLOOR PLAN: THIRD FLOOR
A3.0A EXTERIOR PERSPECTIVES
A3.0B EXTERIOR MATERIALS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A4.1 BUILDING SECTIONS

CONTACT LIST

OWNERS
CHS DEVELOPMENT GROUP
1528 SOUTH EL CAMINO REAL
SAN MATEO, CA 94402
605/796-8809
CONTACT: MARK HAESLOOP

ARCHITECT
LEVY DESIGN PARTNERS
90 SOUTH PARK
SAN FRANCISCO, CA 94107
415/777-0561
415/777-5117 FAX
CONTACT: TOBY LEVY

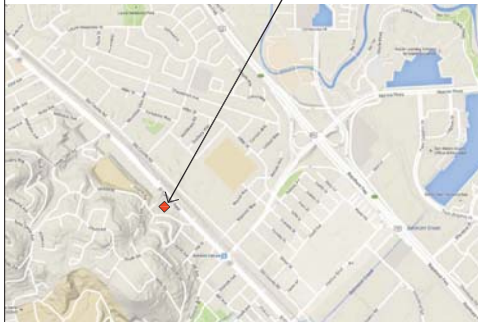
LANDSCAPE ARCHITECT
CHRIS FORD LANDSCAPE
ARCHITECTURE
74 DUDLEY AVENUE
PIEDMONT, CA 94611
510/326-8022
CONTACT: CHRIS FORD

CIVIL ENGINEER
MACLEOD & ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
650/593-8580 X12
510/593-8675 FAX
CONTACT: VERGEL GALURA

APPLICABLE CODES AND REGULATIONS

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE (WHERE APPLICABLE)
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRIC CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2013 CALIFORNIA FIRE CODE
1998 CALIFORNIA ELEVATOR SAFETY CODE
ANSI/ASME A17.1-2013 SAFETY CODE FOR ELEVATORS AND ESCALATORS
2013 EDITION
UNIFORM FEDERAL ACCESSIBILITY STANDARDS
INCLUDING ANY AMENDMENTS AS ADOPTED IN ORDINANCE 1856-2010
AS WELL AS ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND
REGULATIONS

AREA MAP



TRUE NORTH

PROJECT NORTH

APPLICABLE CODES AND REGULATIONS

2013 CALIFORNIA BUILDING CODE

2013 CALIFORNIA RESIDENTIAL CODE (WHERE APPLICABLE)

2013 CALIFORNIA MECHANICAL CODE

2013 CALIFORNIA PLUMBING CODE

2013 CALIFORNIA ELECTRIC CODE

2013 CALIFORNIA ENERGY CODE

2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS

2013 CALIFORNIA FIRE CODE

1998 CALIFORNIA ELEVATOR SAFETY CODE

ANSI/ASME A17.1-2013 SAFETY CODE FOR ELEVATORS AND ESCALATORS

2013 EDITION

UNIFORM FEDERAL ACCESSIBILITY STANDARDS

INCLUDING ANY AMENDMENTS AS ADOPTED IN ORDINANCE 1856-2010

AS WELL AS ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND

REGULATIONS

GENERAL NOTES

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EXISTING CONDITIONS: CONDITIONS SHOWN OF THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.

PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPTING THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE G.C.

CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.

SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED.

CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF THE EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER.

PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.

ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE PROVIDED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR.

"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.

"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.

SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER.

GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK.

COLUMN CENTERLINES (ALSO REFERRED TO AS GRIDLINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS.

ALL PATHS OF TRAVEL AND COMMON USE SPACES WILL BE ACCESSIBLE AND ALL LIVING UNITS WILL BE ADAPTABLE.

BUILDING DATA

ADDRESS: 576-600 EL CAMINO REAL, BELMONT, CA 94002

A.P.N: 044-222-060
044-201-190
044-201-230

LOT SIZE: 39,411 SF

ZONING DISTRICT: EXISTING: C-3 / APPROVED: PD (PLANNED UNIT DEVELOPMENT)

CODES: 2013 CALIFORNIA BUILDING CODE (CBC)
CITY OF BELMONT ZONING ORDINANCE

SCOPE OF WORK: NEW CONSTRUCTION OF A 3-STORY OVER BASEMENT MIXED-USE BUILDING WITH COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS.

PROPOSED BLDG.: TYPE I (S-2 & M) = 51,440 SQ. FT. (GROSS) (BOT. & GRND. FLR)
TYPE V (R-2) = 45,410 SQ. FT. (GROSS) (2ND & 3RD FLR)

PLANNING DATA

ADDRESS: 576-600 EL CAMINO REAL, BELMONT, CA 94002

A.P.N: 044-222-060
044-201-190
044-201-230

LOT SIZE: 39,411 SF

ZONING DISTRICT: EXISTING: C-3 / APPROVED: PD (PLANNED UNIT DEVELOPMENT)

CODES: 2013 CALIFORNIA BUILDING CODE (CBC)
CITY OF BELMONT ZONING ORDINANCE

SCOPE OF WORK: NEW CONSTRUCTION OF A 3-STORY OVER BASEMENT MIXED-USE BUILDING WITH COMMERCIAL SPACE AND 32 RESIDENTIAL UNITS.

FLOOR AREA RATIO/DENSITY:
ALLOWED:
F.A.R.: 2.2 (GARAGE LEVEL) & 1.55 (COMMERCIAL & RESIDENTIAL LEVELS)
DENSITY: 36 UNITS/ACRE; 39,411 SF (LOT) / 43,560 SF PER ACRE
= .905 ACRES ON SITE X 36 UNITS/ACRE
= 32 UNITS TOTAL
PROPOSED:
F.A.R.: GRND./GAR.: 26,820 SF / 39,411 SF (LOT) = .681 @ GRND./GAR.
2ND FLR: 22,576 SF / 39,411 SF (LOT) = .573 @ 2ND FLOOR
3RD FLR: 22,719 SF / 39,411 SF (LOT) = .576 @ 3RD FLOOR
DENSITY: 32 PROPOSED UNITS
UNIT DISTRIBUTION:
(8) - 1 BEDROOM UNITS : 725-800SF
(16) - 2 BEDROOM/2BATH + DEN : 1200-1300SF
(8) - 3 BEDROOM/2BATH + DEN @ 1400-1500SF
OPEN SPACE:
PUBLIC OUTDOOR REAR COURT OVER PODIUM : 4,000 SF
PUBLIC REAR YARD TOTAL : 7,650 SF
HEIGHT LIMIT:
ALLOWED: 49'-6"
PROPOSED: 45'-0" (THREE STORIES)
SETBACKS:
REQUIRED: FRONT SETBACK: 13'-0"
SIDE SETBACKS: 8'-0" (LEFT) & 10'-0" (RIGHT)
REAR SETBACK: 15'-0"
PROPOSED: VARIES, SEE ARCHITECTURAL PLANS & ELEVATIONS
(ALL MEET MIN. REQUIREMENTS)
PARKING:
PROPOSED: RESIDENTIAL: 64 SPACES
(2) SPACES FOR 2 & 3 BEDROOM UNITS
(1) SPACE FOR 1 BEDROOM UNITS
+8 ELECTRIC VEHICLE PARKING STATIONS
COMMERCIAL: 34 SPACES
TOTAL: 98 SPACES
UNIT DISTRIBUTION:
PROPOSED: RESIDENTIAL: 64 SPACES
(2) SPACES FOR 2 & 3 BEDROOM UNITS
(1) SPACE FOR 1 BEDROOM UNITS
+8 ELECTRIC VEHICLE PARKING STATIONS
COMMERCIAL: 34 SPACES
TOTAL: 98 SPACES

DRAWING INDEX

GENERAL

A0.0 COVER SHEET

CIVIL

SHEET 1 TOPOGRAPHIC SURVEY PLAN
C-1 SUBDIVISION MAP

LANDSCAPE

L0.1 EXISTING TREE INVENTORY PLAN
L0.2 ARBOR CARE PLAN
L1.1 LANDSCAPE PLAN GROUND FLOOR
L1.2 LANDSCAPE PLAN 1ST FLOOR

ARCHITECTURAL

A1.1 SITE PLAN
A2.0 FLOOR PLAN: BASEMENT PLAN
A2.1 FLOOR PLAN: GROUND FLOOR
A2.2 FLOOR PLAN: SECOND FLOOR
A2.3 FLOOR PLAN: THIRD FLOOR
A3.0A EXTERIOR PERSPECTIVES
A3.0B EXTERIOR MATERIALS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A4.1 BUILDING SECTIONS

CONTACT LIST

OWNERS

CHS DEVELOPMENT GROUP
1528 SOUTH EL CAMINO REAL
SAN MATEO, CA 94402
605/796-8809
CONTACT: MARK HAESLOOP

ARCHITECT

LEVY DESIGN PARTNERS
90 SOUTH PARK
SAN FRANCISCO, CA 94107
415/777-0561
415/777-5117 FAX
CONTACT: TOBY LEVY

LANDSCAPE ARCHITECT

CHRIS FORD LANDSCAPE
ARCHITECTURE
74 DUDLEY AVENUE
PIEDMONT, CA 94611
510/326-8022
CONTACT: CHRIS FORD

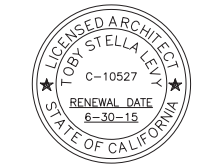
CIVIL ENGINEER

MACLEOD & ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
650/593-8580 X12
510/593-8675 FAX
CONTACT: VERGEL GALURA



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576-600 EL CAMINO REAL
BELMONT, CA



576-600 EL CAMINO REAL

BELMONT, CA
PROJECT NO. 2013-06

DATE	SET ISSUE
12-19-14	SUBMITTAL
04-22-15	SUBMITTAL

CONTACT:

TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

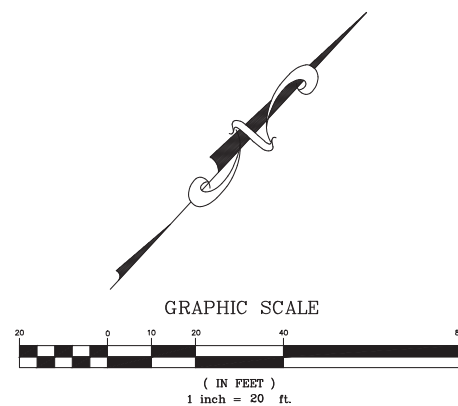
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

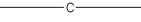


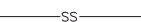
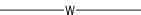

COVER
SHEET

A0.0

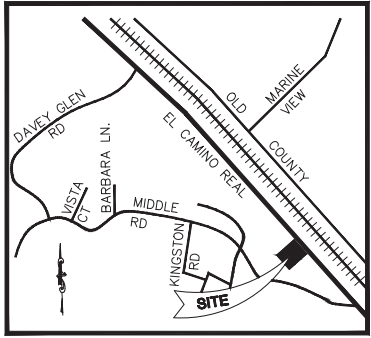
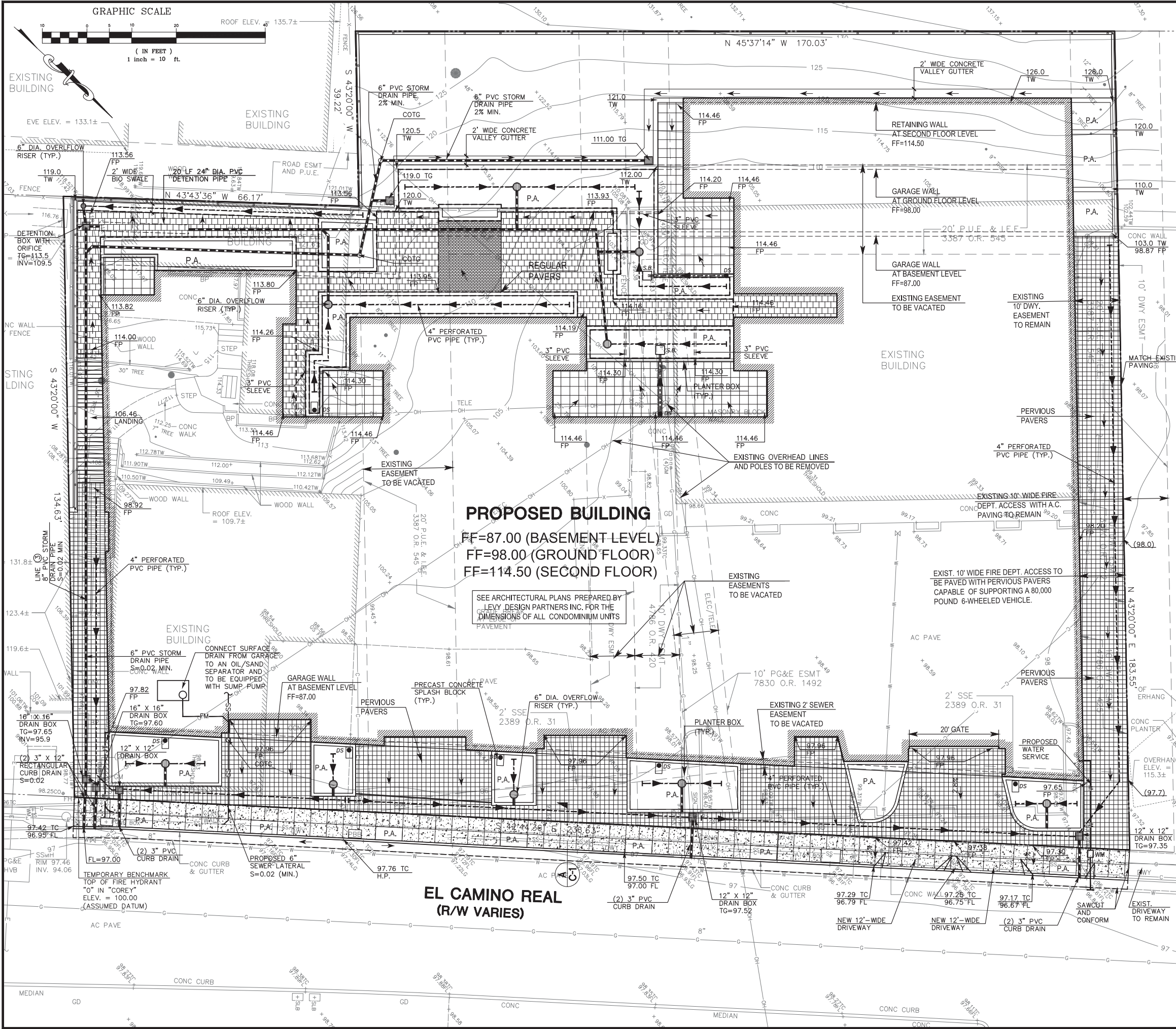


THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND PAINT MARKING VISIBLE AT TIME OF SURVEY. THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.



LEGEND	
AC PAVE	BOUNDARY LINE
BP	PROPERTY LINE
CO	ASPHALT CONCRETE PAVEMENT
CONC	BRICK PLANTER
DWY	CLEANOUT
ELEC	CONCRETE
EM	DRIVEWAY
ESMT	ELECTRIC
FF	ELECTRIC METER
FH 	EASEMENT
FL	FINISH FLOOR
F.O.D.	FINISH FLOOR
GA 	FLOWLINE
GD	FULL OF DEBRIS
GM	GUY ANCHOR
GS FF	GROUND
HVB	GAS METER
I.E.E.	GARAGE SLAB FINISH FLOOR
INV.	HIGH VOLTAGE BOX
JP 	INGRESS/EGRESS EASEMENT
LG	INVERT
P.U.E.	JOINT UTILITY POLE
PBB	LIP OF GUTTER
SLB	PUBLIC UTILITY EASEMENT
SSE	PACIFIC BELL BOX
SSMH	STREET LIGHT BOX
TC	SANITARY SEWER EASEMENT
TCO	SANITARY SEWER MANHOLE
TOLE	TOP OF CURB
UB	THRU CURB DRAIN
WM	TOE OF WALL
	TOE OF WALL
	WATER BOX
	WATER METER
	TREE W/ SIZE
	FENCE
	COMMUNICATION LINE
	UNDERGROUND ELECTRIC LINE
	GAS LINE
	OVERHEAD LINE
	SANITARY SEWER LINE
	WATER LINE

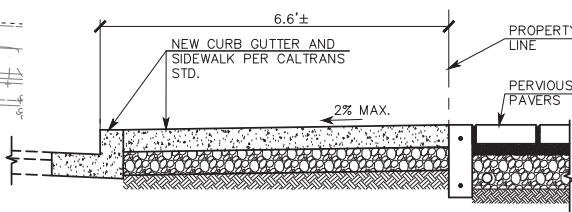
TOPOGRAPHIC SURVEY PLAN 576-600 EL CAMINO REAL A.P.N. 044-201-190 & 230 AND A.P.N. 044-222-060		PREPARED FOR: BELMINO LLC		CALIFORNIA	
DRAWN BY: DJK		BELMONT		SAN MATEO COUNTY	
DESIGNED BY: ---					
CHECKED BY: DGM					
SCALE: 1"=20'					
DATE: 07-12-13					
DRAWING NO. 3792-TOPO					
SHEET 1 OF 1					



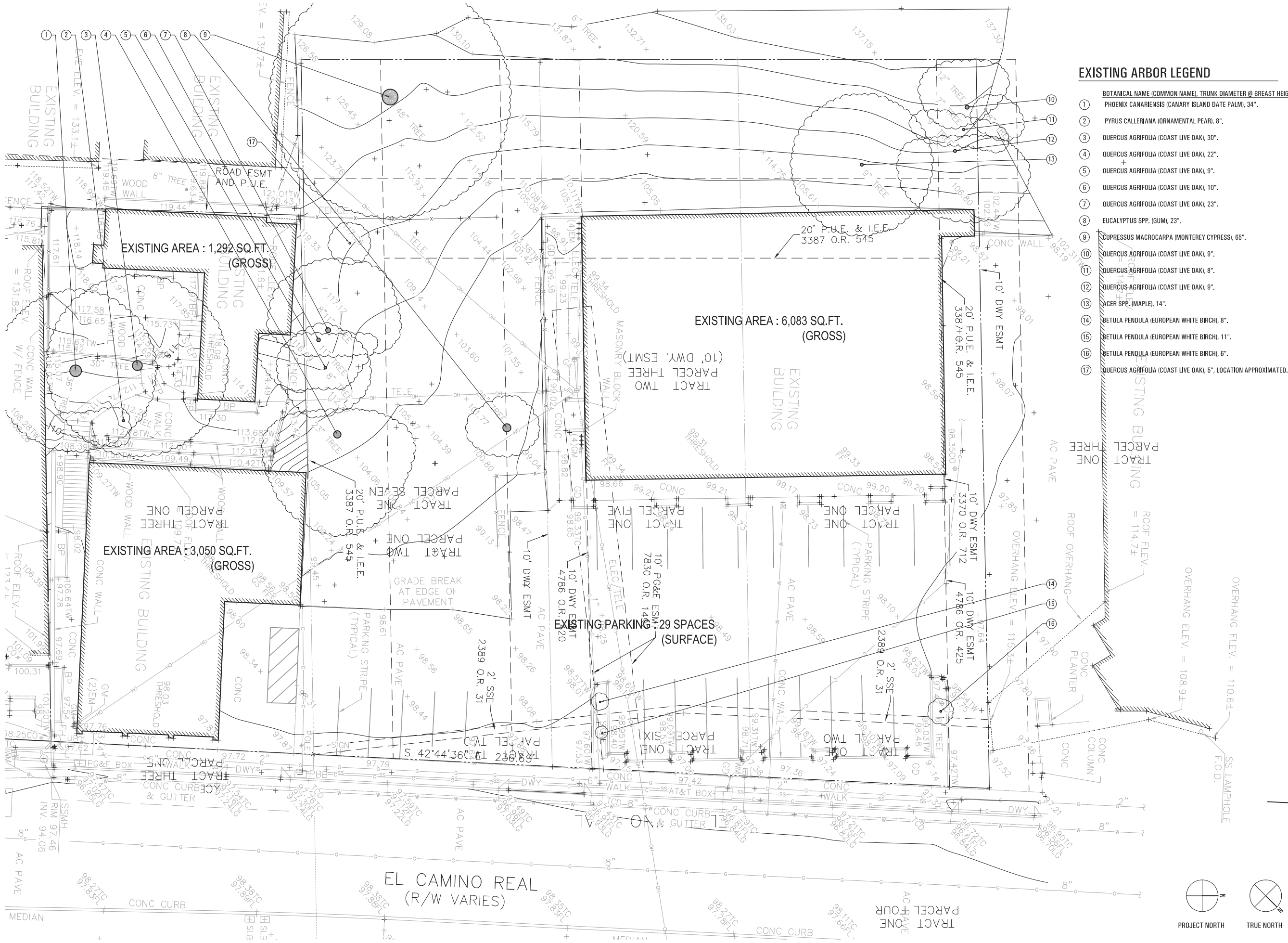
- LEGEND:**
- | | |
|----------|----------------------------|
| AC PAVE | ASPHALT CONCRETE PAVEMENT |
| COTG | CLEANOUT TO FINISHED GRADE |
| CONC | CONCRETE |
| DS | DOWNSPOUT |
| DWY | DRIVEWAY |
| ELEC | ELECTRIC |
| EM | ELECTRIC METER |
| ESMT | EASEMENT |
| FF | FINISH FLOOR |
| FL | FIRE HYDRANT |
| FL | FLOWLINE |
| FP | FINISH PAVEMENT |
| GD | GROUND |
| GM | GAS METER |
| GS FF | GARAGE SLAB FINISH FLOOR |
| H.P. | HIGH POINT |
| HVB | HIGH VOLTAGE BOX |
| I.E.E. | INGRESS/EGRESS EASEMENT |
| INV. | INVERT |
| LG | LIP OF GUTTER |
| P.A. | PLANTING AREA |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| PBB | PACIFIC BELL BOX |
| S.B. | SPLASH BLOCK |
| SLB | STREET LIGHT BOX |
| SSE | SANITARY SEWER EASEMENT |
| SSMH | SANITARY SEWER MANHOLE |
| TC | TOP OF CURB |
| TCD | THRU CURB DRAIN |
| TG | TOP OF GRATE |
| TW | TOP OF WALL |
| TELE | TELEPHONE |
| UB | UTILITY BOX |
| WM | WATER METER |
| 12" TREE | TREE W/ SIZE |
| --- | PROPERTY LINE |
| --- | FENCE |
| --- | JOINT TRENCH |
| --- | COMMUNICATION LINE |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | GAS LINE |
| --- | OVERHEAD LINE |
| --- | SANITARY SEWER LINE |
| --- | WATER LINE |
| --- | STORM DRAIN LINE |
| --- | PERVIOUS PAVERS |

GRADING QUANTITIES:
CUT & EXPORT = 16,500 C.Y.±

A TYPICAL SECTION
SCALE: NOT TO SCALE



DATE:	
BY:	
DESCRIPTION:	
REV:	
No. 35048 CIVIL	
REGISTERED PROFESSIONAL ENGINEER	
MALEOD AND ASSOCIATES	
CIVIL ENGINEERING • LAND SURVEYING	
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8580	
PREPARED FOR:	BELMING, LLC
PRELIMINARY GRADING AND DRAINAGE PLAN (82 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT)	
576-600 EL CAMINO REAL	
CITY OF BELMONT	SAN MATEO COUNTY CALIFORNIA
DRAWN BY:	AAP
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	04/24/15
DRAWING NO.	3792-GRAD
SHEET	C-1
1 OF 1	



EXISTING ARBOR LEGEND

- BOTANICAL NAME (COMMON NAME), TRUNK DIAMETER @ BREAST HEIGHT, PHOENIX CANARIENSIS (CANARY ISLAND DATE PALM), 34".
- 1 PYRUS CALLERIANA (ORNAMENTAL PEAR), 8".
- 2 QUERCUS AGRIFOLIA (COAST LIVE OAK), 30".
- 3 QUERCUS AGRIFOLIA (COAST LIVE OAK), 22".
- 4 QUERCUS AGRIFOLIA (COAST LIVE OAK), 9".
- 5 QUERCUS AGRIFOLIA (COAST LIVE OAK), 10".
- 6 QUERCUS AGRIFOLIA (COAST LIVE OAK), 23".
- 7 EUCALYPTUS SPP. (GUM), 23".
- 8 CUPRESSUS MACROCARPA (MONTEREY CYPRESS), 65".
- 9 QUERCUS AGRIFOLIA (COAST LIVE OAK), 9".
- 10 QUERCUS AGRIFOLIA (COAST LIVE OAK), 8".
- 11 QUERCUS AGRIFOLIA (COAST LIVE OAK), 9".
- 12 ACER SPP. (MAPLE), 14".
- 13 BETULA PENDULA (EUROPEAN WHITE BIRCH), 8".
- 14 BETULA PENDULA (EUROPEAN WHITE BIRCH), 11".
- 15 BETULA PENDULA (EUROPEAN WHITE BIRCH), 6".
- 16 QUERCUS AGRIFOLIA (COAST LIVE OAK), 5", LOCATION APPROXIMATED.
- 17



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576-600 EL CAMINO REAL
BELMONT, CA

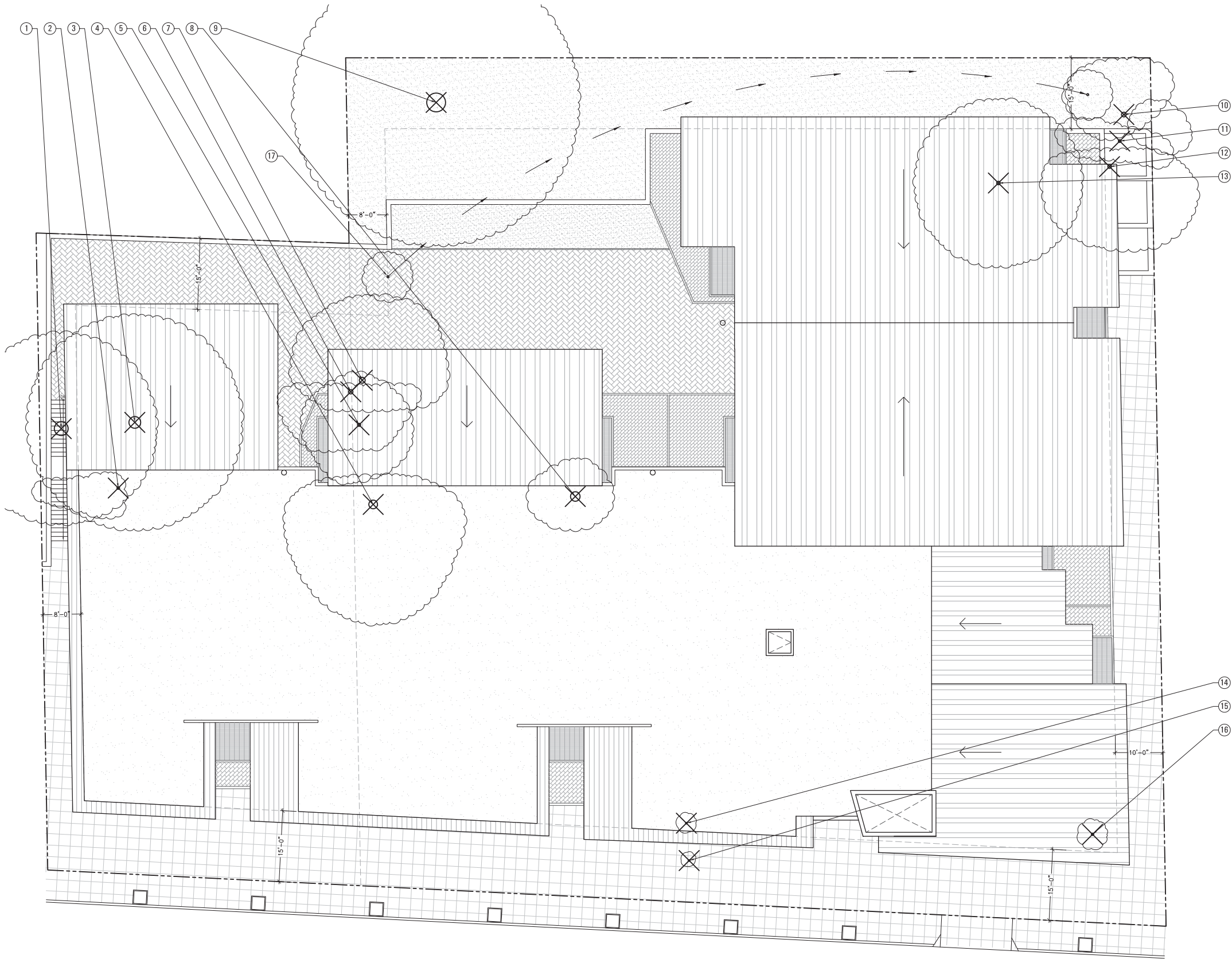
576-600 EL CAMINO REAL
BELMONT, CA
PROJECT NO. 2013-06

DATE	SET ISSUE
12-19-14	SUBMITTAL
04-26-15	SUBMITTAL

CONTACT:
CFLA
74 Dudley Avenue
Piedmont, CA 94611
T 510.601.8022
E Chris@CFLA.biz
CFLA # 3557

SCALE:
3/32" = 1'-0" 0 4' 8' 16'

EXISTING TREE
INVENTORY PLAN



ARBOR CARE LEGEND

BOTANICAL NAME (COMMON NAME), TRUNK DIAMETER, CONDITION, RECO	
①	PHOENIX CANARIENSIS (CANARY ISLAND DATE PALM), 34", REMOVAL.
②	PYRUS CALLERIANA (ORNAMENTAL PEAR), 8", REMOVAL.
③	QUERCUS AGRIFOLIA (COAST LIVE OAK), 30", REMOVAL.
④	QUERCUS AGRIFOLIA (COAST LIVE OAK), 22", REMOVAL.
⑤	QUERCUS AGRIFOLIA (COAST LIVE OAK), 9", REMOVAL.
⑥	QUERCUS AGRIFOLIA (COAST LIVE OAK), 10", REMOVAL.
⑦	QUERCUS AGRIFOLIA (COAST LIVE OAK), 23", REMOVAL.
⑧	EUCALYPTUS SPP. (GUM), 23", REMOVAL.
⑨	CUPRESSUS MACROCARPA (MONTEREY CYPRESS), 65", REMOVAL.
⑩	QUERCUS AGRIFOLIA (COAST LIVE OAK), 9", REMOVAL.
⑪	QUERCUS AGRIFOLIA (COAST LIVE OAK), 8", REMOVAL.
⑫	QUERCUS AGRIFOLIA (COAST LIVE OAK), 9", REMOVAL.
⑬	ACER SPP. (MAPLE), 14", REMOVAL.
⑭	BETULA PENDULA (EUROPEAN WHITE BIRCH), 8", REMOVAL.
⑮	BETULA PENDULA (EUROPEAN WHITE BIRCH), 11", REMOVAL.
⑯	BETULA PENDULA (EUROPEAN WHITE BIRCH), 6", REMOVAL.
⑰	QUERCUS AGRIFOLIA (COAST LIVE OAK), 5", RELOCATE AS SHOWN.



PROJECT NORTH

TRUE NORTH



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576-600 EL CAMINO REAL
BELMONT, CA

576-600 EL CAMINO REAL
BELMONT, CA
PROJECT NO. 2013-06

DATE	SET ISSUE
12-19-14	SUBMITTAL
04-26-15	SUBMITTAL

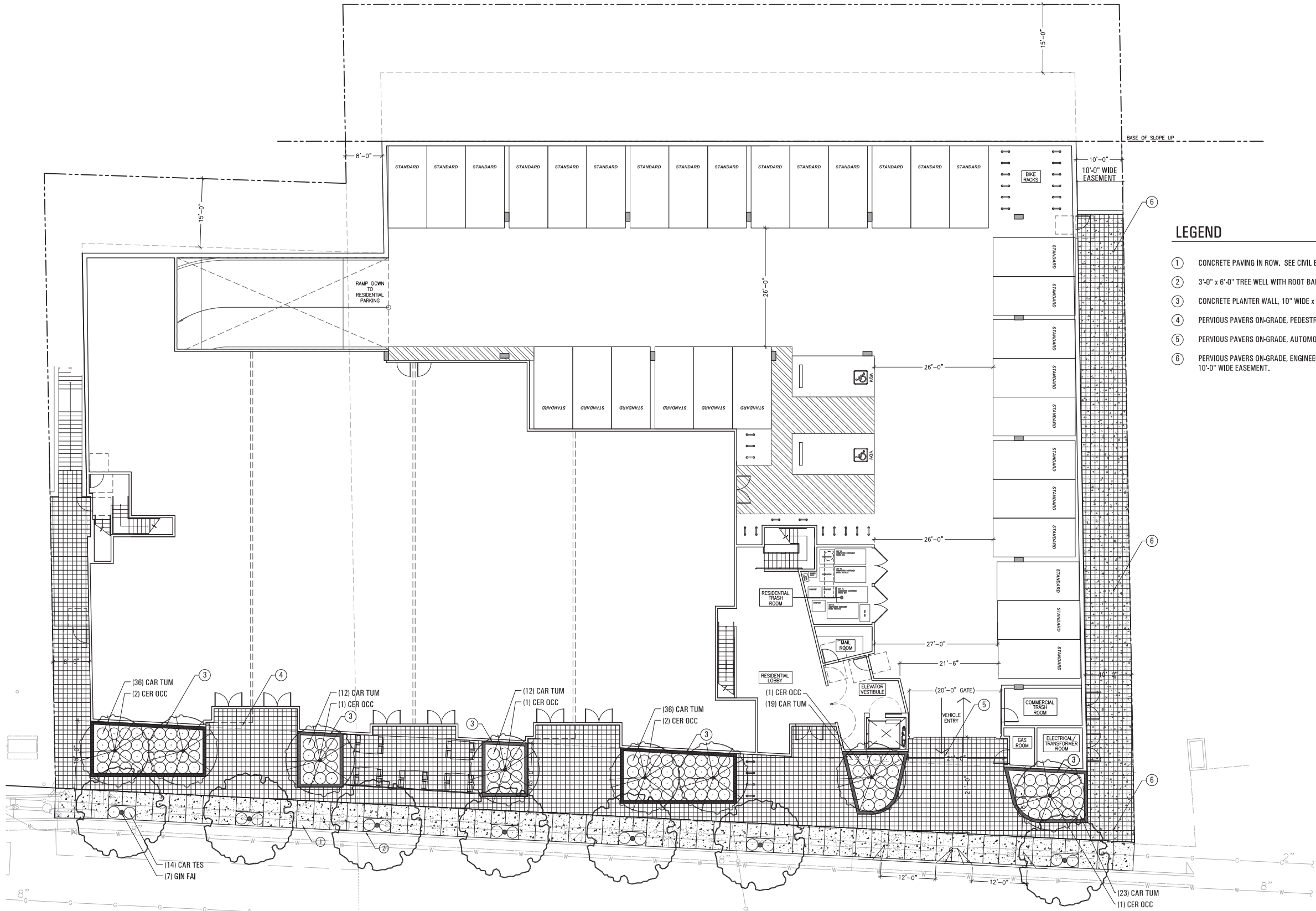
CONTACT:

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T 510.601.8022
E Chris@CFLA.biz
CRLA # 3557



SCALE:
3/32" = 1'-0" 0 4' 8' 16'

ARBOR CARE PLAN



LEGEND

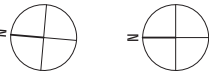
- 1 CONCRETE PAVING IN ROW. SEE CIVIL ENGINEER'S DRAWINGS.
- 2 3'-0" x 6'-0" TREE WELL WITH ROOT BARRIERS FOR STREET TREES TYPICAL.
- 3 CONCRETE PLANTER WALL, 10" WIDE x 30" TALL (FLOW-THRU PLANTER).
- 4 PERVIOUS PAVERS ON-GRADE, PEDESTRIAN LOAD, AS MANUFACTURED BY WHITACRE GREER.
- 5 PERVIOUS PAVERS ON-GRADE, AUTOMOBILE LOAD, AS MANUFACTURED BY WHITACRE GREER.
- 6 PERVIOUS PAVERS ON-GRADE, ENGINEERED TO SUPPORT 80,000 POUND FIRE TRUCK IN 10'-0" WIDE EASEMENT.

PLANT LIST

TREES									
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CALF NATIVE?	DROUGHT-TOLERANCE?	DEER RESISTANCE?	LOCATION	GROWTH RATE	HEIGHT x WIDTH (MATURITY)
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	YES	YES	YES	FLOW-THROUGH STREET TREE	MODERATE	10'-18" x 10'-18"
GIN FAI	GINKGO BILOBA 'FAIRMOUNT'	FAIRMOUNT HAIKENHAIR TREE	24" BOX	NO	YES	YES	STREET TREE	FAST	40' x 20'
SHRUBS, PERENNIALS & GRASSES									
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CALF NATIVE?	DROUGHT-TOLERANCE?	DEER RESISTANCE?	LOCATION	GROWTH RATE	HEIGHT x WIDTH (MATURITY)
CAR TES	CAREX TESTACEA	ORANGE NEW ZEALAND SEDGE	1 GALLON CAN	NO	YES	YES	ON-GRADE	FAST	1'-2' x 1'-2'
CAR TUM	CAREX TUMILICOLA	BERKELEY SEDGE	1 GALLON CAN	YES	YES	YES	FLOW-THROUGH	FAST	1'-3' x 1'-3'

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576-600 EL CAMINO REAL
BELMONT, CA



576-600 EL CAMINO REAL
BELMONT, CA
PROJECT NO. 2013-06

DATE	SET ISSUE
12-19-14	SUBMITTAL
04-26-15	SUBMITTAL

CONTACT:

CFLA
74 Dudley Avenue
Piedmont, CA 94611
T 510.601.8022
E Chris@CFLA.biz
CRLA # 3557



SCALE:
3/32" = 1'-0" 0 4' 8' 16'

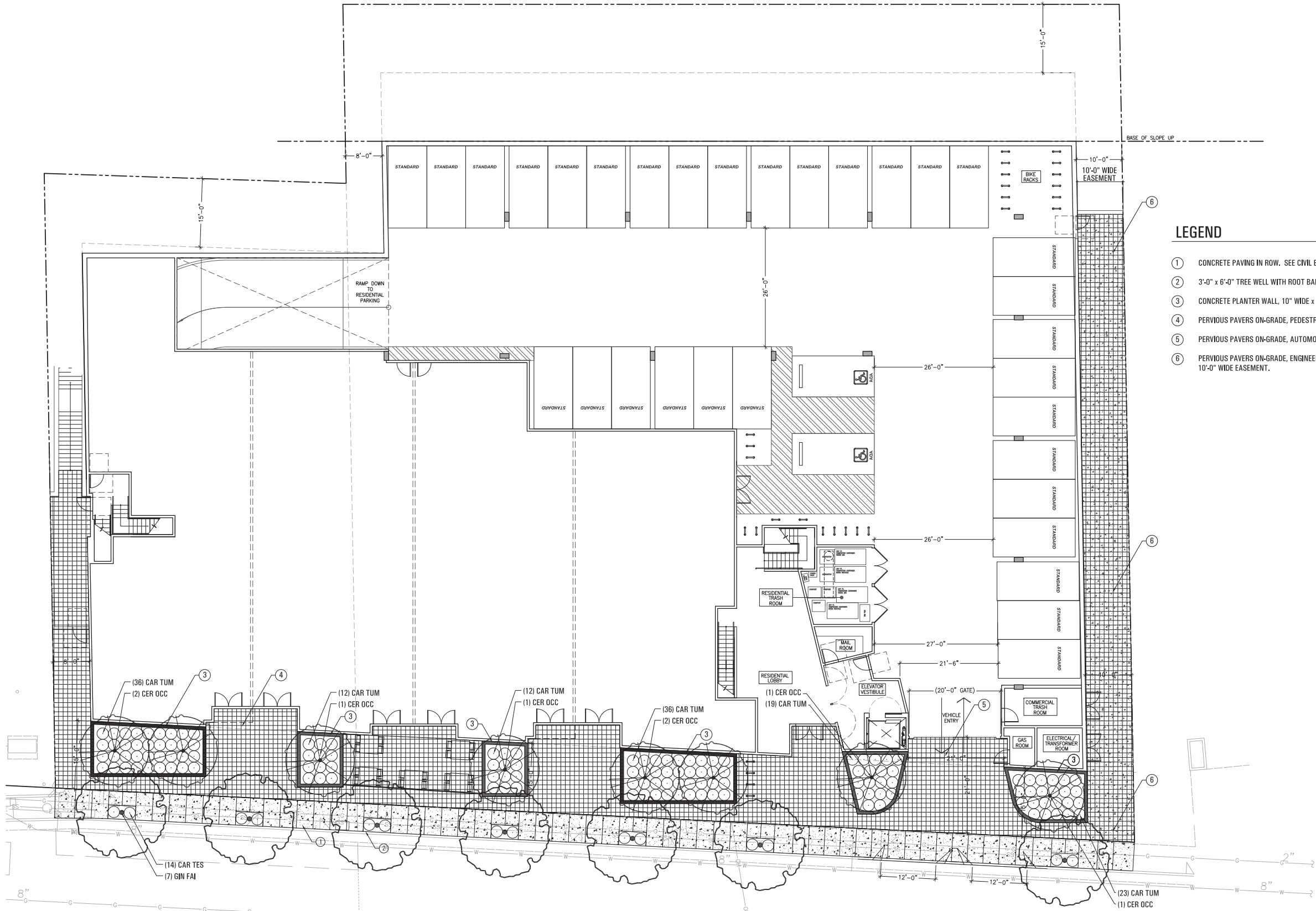
LANDSCAPE PLAN
GROUND FLOOR



PROJECT NORTH



TRUE NORTH



PLANT LIST

TREES									
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CALF NATIVE?	DROUGHT-TOLERANCE?	DEER RESISTANCE?	LOCATION	GROWTH RATE	HEIGHT x WIDTH (MATURITY)
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	YES	YES	YES	FLOW-THROUGH STREET TREE	MODERATE	10'-18" x 10'-18"
GIN FAI	GINKGO BILOBA 'FAIRMOUNT'	FAIRMOUNT HAIDENHAIR TREE	24" BOX	NO	YES	YES	STREET TREE	FAST	40' x 20'
SHRUBS, PERENNIALS & GRASSES									
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CALF NATIVE?	DROUGHT-TOLERANCE?	DEER RESISTANCE?	LOCATION	GROWTH RATE	HEIGHT x WIDTH (MATURITY)
CAR TES	CAREX TESTACEA	ORANGE NEW ZEALAND SEDGE	1 GALLON CAN	NO	YES	YES	ON-GRADE	FAST	1'-2' x 1'-2'
CAR TUM	CAREX TUMILICOLA	BERKELEY SEDGE	1 GALLON CAN	YES	YES	YES	FLOW-THROUGH	FAST	1'-3' x 1'-3'

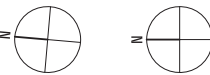
LEGEND

- 1 CONCRETE PAVING IN ROW. SEE CIVIL ENGINEER'S DRAWINGS.
- 2 3'-0" x 6'-0" TREE WELL WITH ROOT BARRIERS FOR STREET TREES TYPICAL.
- 3 CONCRETE PLANTER WALL, 10" WIDE x 30" TALL (FLOW-THRU PLANTER).
- 4 PERVIOUS PAVERS ON-GRADE, PEDESTRIAN LOAD, AS MANUFACTURED BY WHITACRE GREER.
- 5 PERVIOUS PAVERS ON-GRADE, AUTOMOBILE LOAD, AS MANUFACTURED BY WHITACRE GREER.
- 6 PERVIOUS PAVERS ON-GRADE, ENGINEERED TO SUPPORT 80,000 POUND FIRE TRUCK IN 10'-0" WIDE EASEMENT.



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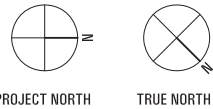
DATE	SET ISSUE
12-19-14	SUBMITTAL
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CONTACT:
CFLA
74 Dudley Avenue
Piedmont, CA 94611
T 510.601.8022
E Chris@CFLA.biz
CRLA # 3557



SCALE:
3/32" = 1'-0" 0 4' 8' 16'

LANDSCAPE PLAN
GROUND FLOOR





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PROJECT NO. 2013-06

CONTACT:

LANDSCAPE PLAN
1ST FLOOR

L1.2

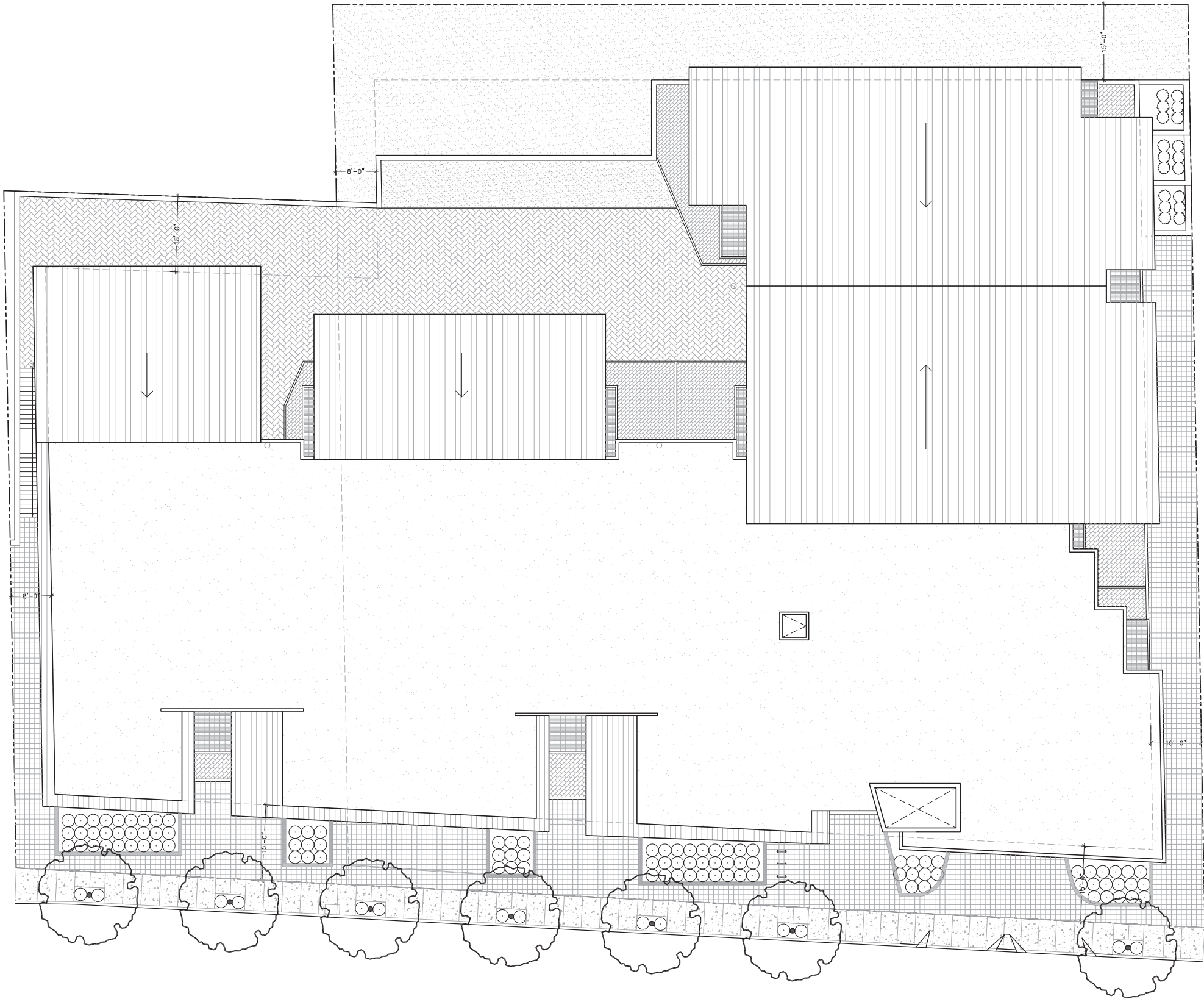


- 1 INTERLOCKING CLAY PAVERS ON STRUCTURAL SLAB, AS MANUFACTURED BY WHITACRE GREER.
- 2 BOARD-FORM CONCRETE RETAINING WALL WITH FENCE ON WALL.
- 3 BOARD-FORM CONCRETE PLANTER WALL, 10" WIDE x 36" TALL (NON-FLOW-THRU PLANTER).
- 4 BIOSWALE, 2'-0" WIDE.
- 5 6' TALL FENCE/WALL WITH RAIN WATER LEADER TO SPLASH BLOCK IN PLANTER.
- 6 BOARD-FORM CONCRETE PLANTER WALL, 10" WIDE x 36" TALL (FLOW-THRU PLANTER).
- 7 WOOD FENCE AT PROPERTY LINE.
- 8 OUTDOOR CLUB CHAIRS (4) & LOW TABLE (1), (3) SETS TOTAL.
- 9 OUTDOOR CLUB CHAIRS (5) TOTAL.
- 10 FIRE TABLE, 12' LONG x 2' WIDE, WITH TILE VENEER.
- 11 TRELLIS, METAL WITH 4x4 IPE SLATS.
- 12 WATER FEATURE, 8' LONG x 2' WIDE, WITH TILE VENEER.
- 13 PRIVACY FENCE TYPICAL.
- 14 BOARD-FORM CONCRETE PLANTER WALL, 8" WIDE x 7' TO 10' TALL (NON-FLOW-THRU PLANTER).
- 15 PERMEABLE PAVERS (ON-GRADE).
- 16 CONCRETE PAVING AT PRIVATE COURTYARD.
- 17 TRANSPLANTED OAK TREE

TREES									
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CALF NATIVE?	DROUGHT-TOLERANCE?	DEER RESISTANCE?	LOCATION	GROWTH RATE	HEIGHT x WIDTH (MATURITY)
ARB MAR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	NO	YES	YES	ON-GRADE	SLOW - MODERATE	20'-30' x 20'-30'
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	YES	YES	YES	FLOW-THROUGH	MODERATE	10'-18' x 10'-18'
SHRUBS, PERENNIALS & GRASSES									
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CALF NATIVE?	DROUGHT-TOLERANCE?	DEER RESISTANCE?	LOCATION	GROWTH RATE	HEIGHT x WIDTH (MATURITY)
CAR TES	CAREX TESTACEA	ORANGE NEW ZEALAND SEDGE	1 GALLON CAN	NO	YES	YES	ON-GRADE	FAST	1'-2' x 1'-2'
CAR TUM	CAREX TUMILICOLA	BERKELEY SEDGE	1 GALLON CAN	YES	YES	YES	FLOW-THROUGH	FAST	1'-3' x 1'-3'
MUL REG	MUHLBERGIA RIGENS	DEER GRASS	1 GALLON CAN	YES	YES	YES	ON-GRADE	FAST	3' x 3'
OSM HT	OSMANTHUS HETEROPHYLLUS	HOLLYLEAF OSMANTHUS	5 GALLON CAN	NO	YES	YES	ON-GRADE	MODERATE	4'-15' x 4'-15'
SES GRE	SESLERIA 'GREENLEE'	JOHN GREENLEE'S MOOR GRASS	1 GALLON CAN	NO	YES	YES	FLOW-THROUGH	FAST	1' x 1'-2'



TRUE NORTH



1 SITE PLAN
3/32" = 1'-0"

SUMMARY : 32 RESIDENTIAL UNITS

OVERALL BUILDING SUMMARY:

COMBINED LOT(S) AREA :

- 39,411 SQ.FT.

PROPOSED BUILDING TYPE :

- MIXED USE (RESIDENTIAL OVER COMMERCIAL)

PROPOSED BUILDING HEIGHT :

- THREE STORIES (OVERALL BUILDING HEIGHT 45'-0")

PROPOSED OVERALL BUILDING AREA:

- TYPE I (S-2 & M) = 51,440 SQ. FT. (GROSS) (B. & G. FLR)
- TYPE V (R-2) = 45,410 SQ. FT. (GROSS) (2ND & 3RD FLR.)

BASEMENT LEVEL SUMMARY:

64 RESIDENTIAL PARKING SPACES

PROVIDING:

- (2) PARKING SPACES FOR 2 & 3 BEDROOM UNITS
- (1) PARKING SPACE FOR 1 BEDROOM UNITS
- + (8) ELECTRIC VEHICLE STATIONS

GROUND FLOOR SUMMARY :

(GROSS OF COMMERCIAL & RESIDENTIAL LOBBY : 12,750 SQ.FT.)

COMMERCIAL AREA : 11,000SF

COMMERCIAL PARKING : 34 SPACES

RESIDENTIAL LOBBY & ENTRANCE : 600SF

RESIDENTIAL UNIT SUMMARY: 32 RESIDENTIAL UNITS

(GROSS AREA OF RESIDENTIAL : 45,410 SQ.FT. (Type V))

(8) - 1 BEDROOM UNITS : 725-800SF

(16) - 2 BEDROOM/2BATH + DEN : 1200-1300SF

(8) - 3 BEDROOM/2BATH + DEN @ 1400-1500SF

PUBLIC OUTDOOR REAR COURT OVER PODIUM : 4,000 SF

PUBLIC REAR YARD TOTAL : 7,650 SF

PROJECT NORTH

TRUE NORTH

PROJECT NORTH

TRUE NORTH

PROJECT NORTH

TRUE NORTH

LEVY DESIGN PARTNERS

90 South Park
San Francisco
CA 94107

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★ LICENSED ARCHITECT ★

TOBY STELLA LEVY

C-10527

RENEWAL DATE

6-30-18

STATE OF CALIFORNIA

576-600 EL CAMINO REAL

BELMONT, CA

PROJECT NO. 2013-06

DATE

SET ISSUE

12-19-14

SUBMITTAL

04-22-15

SUBMITTAL

CONTACT:

TOBY LEVY

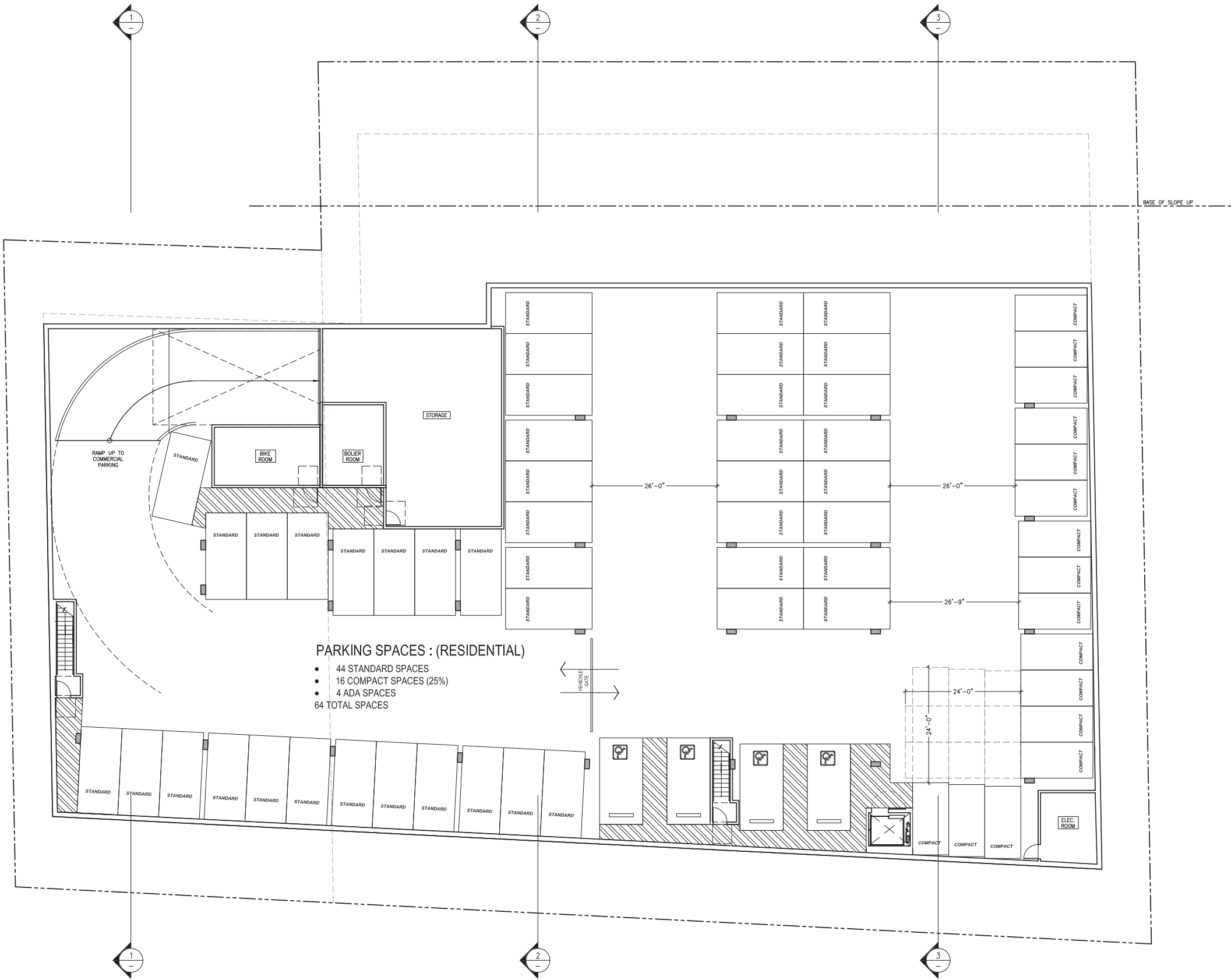
(415) 777-0561 P

(415) 777-5117 F



SCALE: 3/32" = 1'-0"


SITE PLAN

A1.1



1 FLOOR PLAN : BASEMENT PLAN
3/32" = 1'-0"

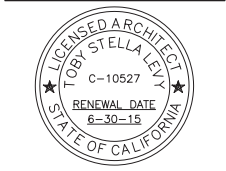
SUMMARY : 32 RESIDENTIAL UNITS	
OVERALL BUILDING SUMMARY:	
COMBINED LOT(S) AREA : <ul style="list-style-type: none">• 39,411 SQ.FT. PROPOSED BUILDING TYPE : <ul style="list-style-type: none">• MIXED USE (RESIDENTIAL OVER COMMERCIAL) PROPOSED BUILDING HEIGHT : <ul style="list-style-type: none">• THREE STORIES (OVERALL BUILDING HEIGHT 45'-0") PROPOSED OVERALL BUILDING AREA: <ul style="list-style-type: none">• TYPE I (S-2 & M) = 51,440 SQ. FT. (GROSS) (B. & G. FLR.)• TYPE V (R-2) = 45,410 SQ. FT. (GROSS) (2ND & 3RD FLR.)	
BASEMENT LEVEL SUMMARY:	
64 RESIDENTIAL PARKING SPACES PROVIDING: <ul style="list-style-type: none">• (2) PARKING SPACES FOR 2 & 3 BEDROOM UNITS• (1) PARKING SPACE FOR 1 BEDROOM UNITS• + (8) ELECTRIC VEHICLE STATIONS	
GROUND FLOOR SUMMARY : (GROSS OF COMMERCIAL & RESIDENTIAL LOBBY : 12,750 SQ.FT.)	
COMMERCIAL AREA : 11,000SF COMMERCIAL PARKING : 34 SPACES	
RESIDENTIAL LOBBY & ENTRANCE : 600SF	
RESIDENTIAL UNIT SUMMARY: 32 RESIDENTIAL UNITS (GROSS AREA OF RESIDENTIAL : 45,410 SQ.FT. (Type V))	
(8) - 1 BEDROOM UNITS : 725-800SF (16) - 2 BEDROOM/2BATH + DEN : 1200-1300SF (8) - 3 BEDROOM/2BATH + DEN @ 1400-1500SF	
PUBLIC OUTDOOR REAR COURT OVER PODIUM : 4,000 SF PUBLIC REAR YARD TOTAL : 7,650 SF	
PROJECT NORTH	TRUE NORTH
	



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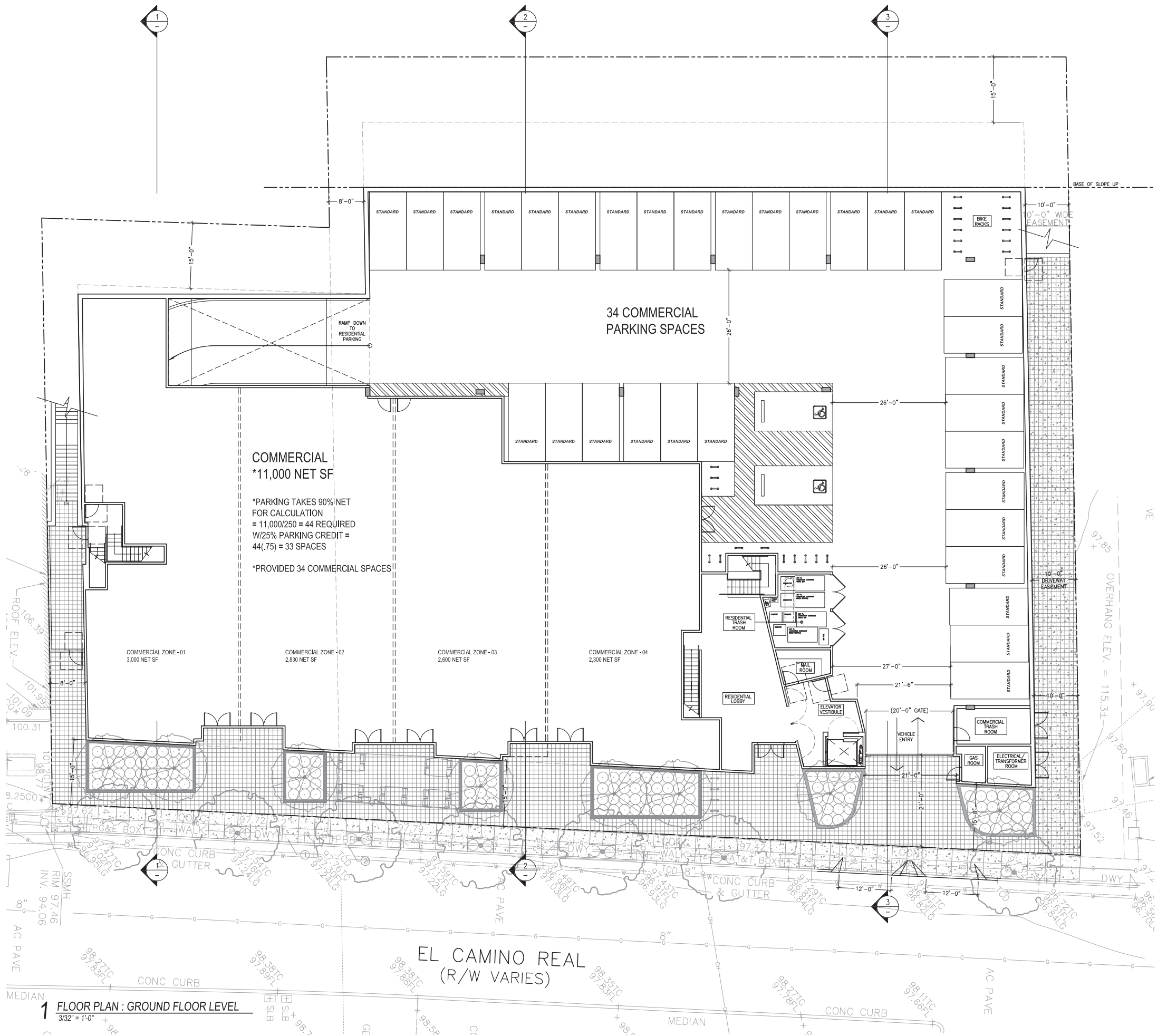
TOBY LEVY

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SCALE: 3/32" = 1'-0"

FLOOR PLAN :
BASEMENT PLAN

A2.0



SUMMARY : 32 RESIDENTIAL UNITS	
OVERALL BUILDING SUMMARY:	
COMBINED LOT(S) AREA : <ul style="list-style-type: none">• 39,411 SQ.FT. PROPOSED BUILDING TYPE : <ul style="list-style-type: none">• MIXED USE (RESIDENTIAL OVER COMMERCIAL) PROPOSED BUILDING HEIGHT : <ul style="list-style-type: none">• THREE STORIES (OVERALL BUILDING HEIGHT 45'-0") PROPOSED OVERALL BUILDING AREA: <ul style="list-style-type: none">• TYPE I (S-2 & M) = 51,440 SQ. FT. (GROSS) (B. & G. FLR)• TYPE V (R-2) = 45,410 SQ. FT. (GROSS) (2ND & 3RD FLR.)	
BASEMENT LEVEL SUMMARY:	
64 RESIDENTIAL PARKING SPACES PROVIDING: <ul style="list-style-type: none">• (2) PARKING SPACES FOR 2 & 3 BEDROOM UNITS• (1) PARKING SPACE FOR 1 BEDROOM UNITS• + (8) ELECTRIC VEHICLE STATIONS	
GROUND FLOOR SUMMARY : (GROSS OF COMMERCIAL & RESIDENTIAL LOBBY : 12,750 SQ.FT.)	
COMMERCIAL AREA : 11,000SF COMMERCIAL PARKING : 34 SPACES	
RESIDENTIAL LOBBY & ENTRANCE : 600SF	
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(8) - 1 BEDROOM UNITS : 725-800SF (16) - 2 BEDROOM/2BATH + DEN : 1200-1300SF (8) - 3 BEDROOM/2BATH + DEN @ 1400-1500SF	
PUBLIC OUTDOOR REAR COURT OVER PODIUM : 4,000 SF PUBLIC REAR YARD TOTAL : 7,650 SF	
PROJECT NORTH	TRUE NORTH

LEVY DESIGN PARTNERS

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C-10527
RENEWAL DATE
6-30-15
STATE OF CALIFORNIA

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BELMONT, CA
PROJECT NO. 2013-06

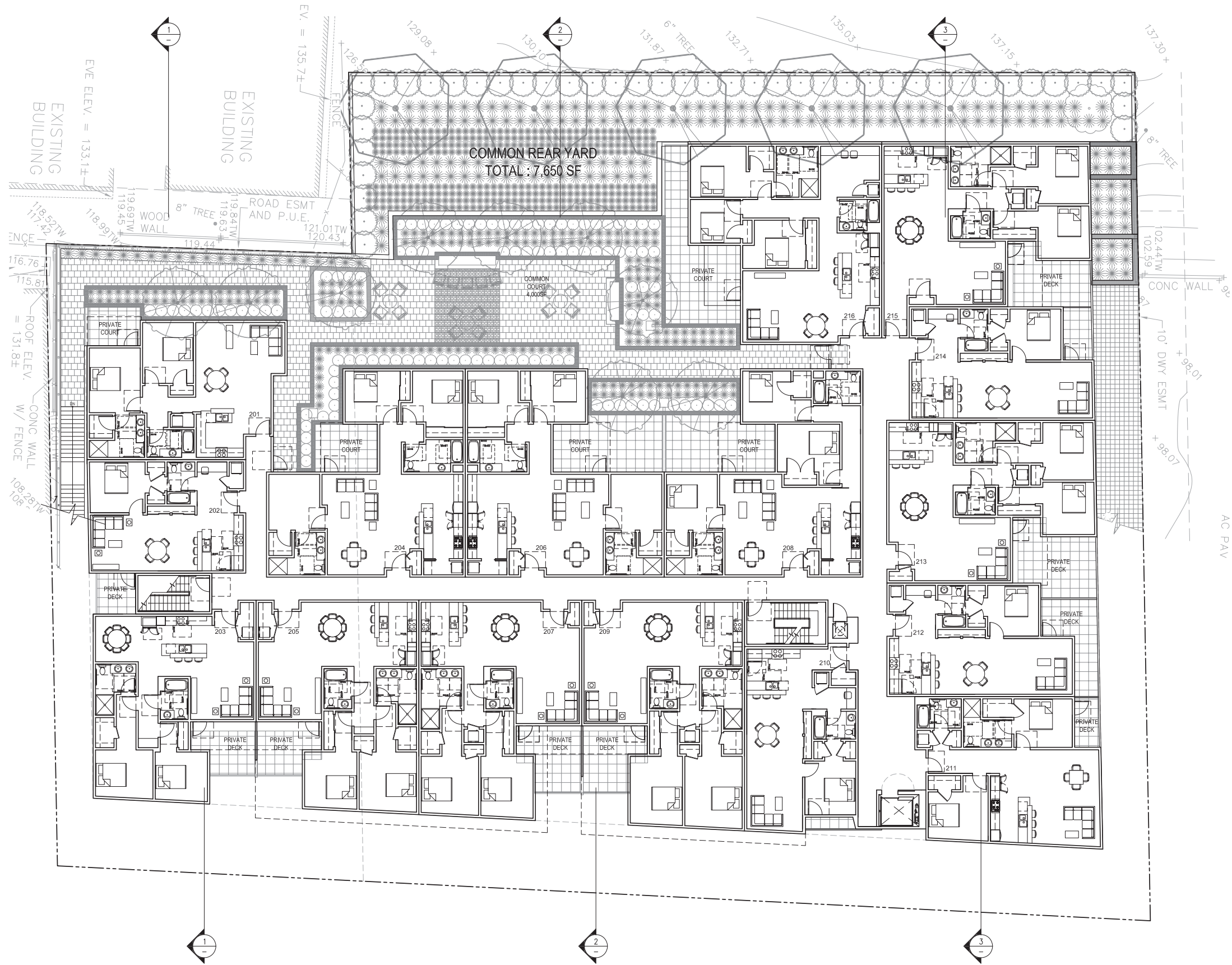
DATE SET ISSUE
12-19-14 SUBMITTAL
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(415) 777-0561 P
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SCALE: 3/32" = 1'-0"

FLOOR PLAN :
GROUND FLOOR

A2.1



1 FLOOR PLAN : SECOND FLOOR
3/32" = 1'-0"

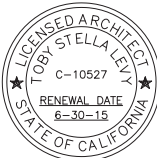
SUMMARY : 32 RESIDENTIAL UNITS	
OVERALL BUILDING SUMMARY:	
COMBINED LOT(S) AREA : <ul style="list-style-type: none">• 39,411 SQ.FT. PROPOSED BUILDING TYPE : <ul style="list-style-type: none">• MIXED USE (RESIDENTIAL OVER COMMERCIAL) PROPOSED BUILDING HEIGHT : <ul style="list-style-type: none">• THREE STORIES (OVERALL BUILDING HEIGHT 45'-0") PROPOSED OVERALL BUILDING AREA: <ul style="list-style-type: none">• TYPE I (S-2 & M) = 51,440 SQ. FT. (GROSS) (B. & G. FLR)• TYPE V (R-2) = 45,410 SQ. FT. (GROSS) (2ND & 3RD FLR.)	
BASEMENT LEVEL SUMMARY:	
64 RESIDENTIAL PARKING SPACES PROVIDING: <ul style="list-style-type: none">• (2) PARKING SPACES FOR 2 & 3 BEDROOM UNITS• (1) PARKING SPACE FOR 1 BEDROOM UNITS• + (8) ELECTRIC VEHICLE STATIONS	
GROUND FLOOR SUMMARY : (GROSS OF COMMERCIAL & RESIDENTIAL LOBBY : 12,750 SQ.FT.)	
COMMERCIAL AREA : 11,000SF COMMERCIAL PARKING : 34 SPACES	
RESIDENTIAL LOBBY & ENTRANCE : 600SF	
RESIDENTIAL UNIT SUMMARY: 32 RESIDENTIAL UNITS (GROSS AREA OF RESIDENTIAL : 45,410 SQ.FT. (Type V))	
(8) - 1 BEDROOM UNITS : 725-800SF (16) - 2 BEDROOM/2BATH + DEN : 1200-1300SF (8) - 3 BEDROOM/2BATH + DEN @ 1400-1500SF	
PUBLIC OUTDOOR REAR COURT OVER PODIUM : 4,000 SF PUBLIC REAR YARD TOTAL : 7,650 SF	
PER FLOOR SUMMARY : RESIDENTIAL UNIT SUMMARY: 16 UNITS PER FLOOR	
(4) - 1 BEDROOM UNITS : 725-800SF (8) - 2 BEDROOM/2BATH + DEN : 1200-1300SF (4) - 3 BEDROOM/2BATH + DEN @ 1400-1500SF	
PROJECT NORTH	TRUE NORTH
	



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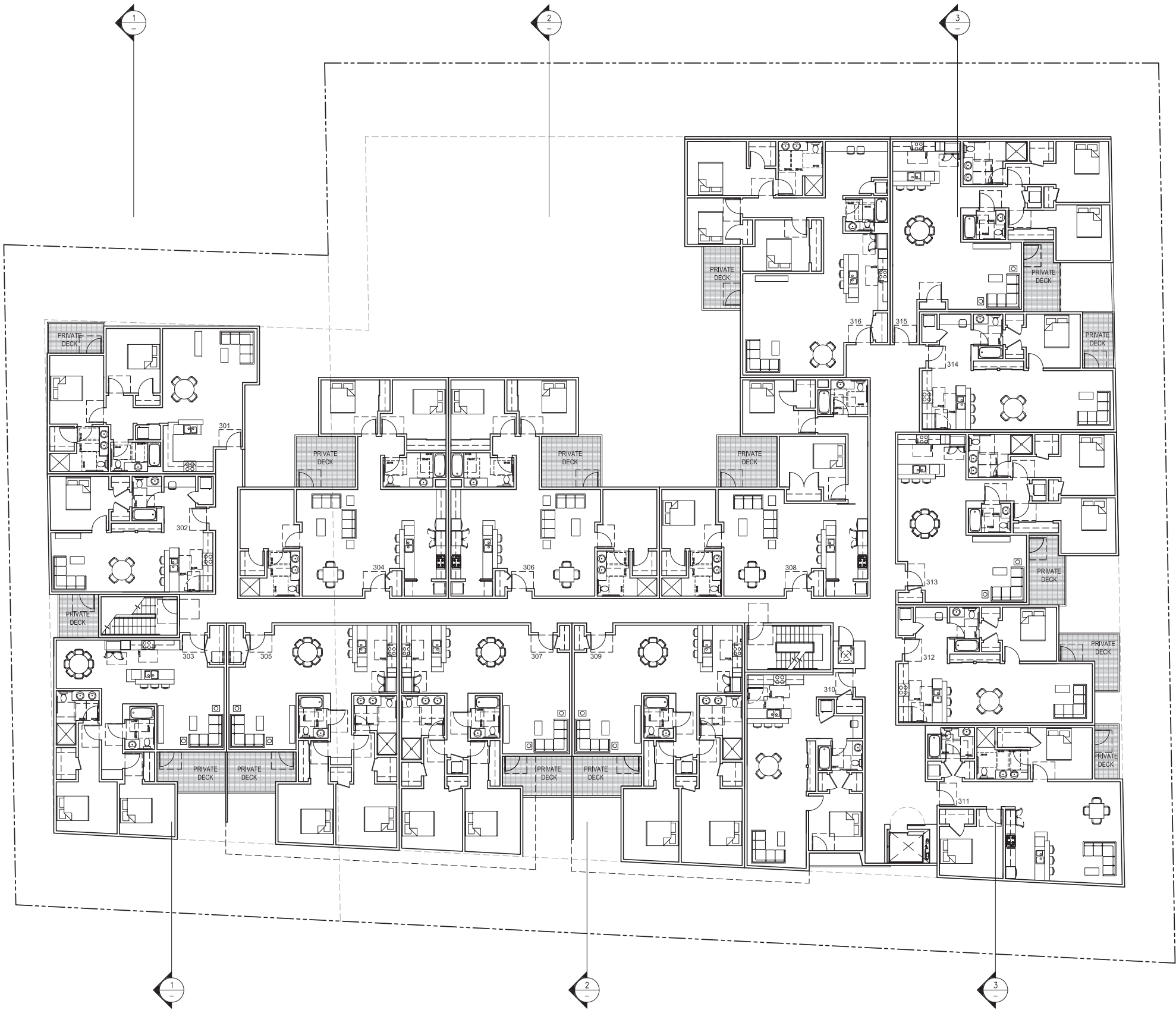
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SCALE: 3/32" = 1'-0"

FLOOR PLAN :
SECOND FLOOR

A2.2



1 FLOOR PLAN : THIRD FLOOR
3/32" = 1'-0"

SUMMARY : 32 RESIDENTIAL UNITS

OVERALL BUILDING SUMMARY:

- COMBINED LOT(S) AREA :
• 39,411 SQ.FT.
PROPOSED BUILDING TYPE :
• MIXED USE (RESIDENTIAL OVER COMMERCIAL)
PROPOSED BUILDING HEIGHT :
• THREE STORIES (OVERALL BUILDING HEIGHT 45'-0")
PROPOSED OVERALL BUILDING AREA:
• TYPE I (S-2 & M) = 51,440 SQ. FT. (GROSS) (B. & G. FLR)
• TYPE V (R-2) = 45,410 SQ. FT. (GROSS) (2ND & 3RD FLR.)

BASEMENT LEVEL SUMMARY:

- 64 RESIDENTIAL PARKING SPACES
PROVIDING:
• (2) PARKING SPACES FOR 2 & 3 BEDROOM UNITS
• (1) PARKING SPACE FOR 1 BEDROOM UNITS
• + (8) ELECTRIC VEHICLE STATIONS

GROUND FLOOR SUMMARY :
(GROSS OF COMMERCIAL & RESIDENTIAL LOBBY : 12,750 SQ.FT.)

COMMERCIAL AREA : 11,000SF
COMMERCIAL PARKING : 34 SPACES

RESIDENTIAL LOBBY & ENTRANCE : 600SF

RESIDENTIAL UNIT SUMMARY: 32 RESIDENTIAL UNITS
(GROSS AREA OF RESIDENTIAL : 45,410 SQ.FT. (Type V))

- (8) - 1 BEDROOM UNITS : 725-800SF
(16) - 2 BEDROOM/2BATH + DEN : 1200-1300SF
(8) - 3 BEDROOM/2BATH + DEN @ 1400-1500SF

PUBLIC OUTDOOR REAR COURT OVER PODIUM : 4,000 SF
PUBLIC REAR YARD TOTAL : 7,650 SF

PER FLOOR SUMMARY :
RESIDENTIAL UNIT SUMMARY: 16 UNITS PER FLOOR

- (4) - 1 BEDROOM UNITS : 725-800SF
(8) - 2 BEDROOM/2BATH + DEN : 1200-1300SF
(4) - 3 BEDROOM/2BATH + DEN @ 1400-1500SF

PROJECT NORTH

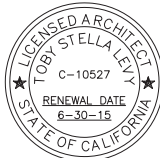


TRUE NORTH



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SCALE: 3/32" = 1'-0"

FLOOR PLAN :
THIRD FLOOR

A2.3



PERSPECTIVE -01

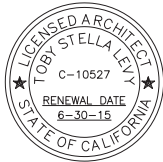


PERSPECTIVE -02



PERSPECTIVE -03

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SCALE: N.A.

EXTERIOR
 PERSPECTIVES

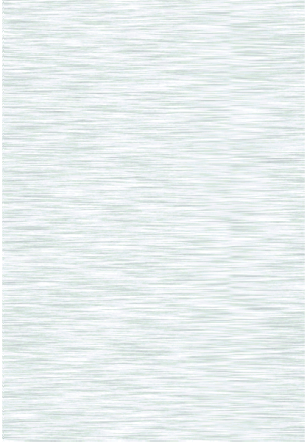
A3.0A



FRENCH LIMESTONE -WHITE



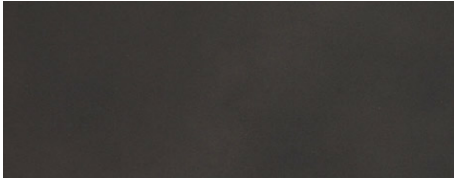
EXTERIOR PANELING



EXTERIOR PANELING



WOOD PANELING - SMOOTH



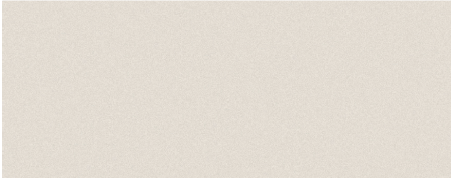
BLACKENED STEEL WINDOW TRIM



BRONZE WINDOW SHUTTERS



WHITE METAL PANEL



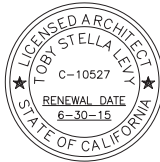
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SCALE: N.A.

EXTERIOR
MATERIALS

A3.0B



1 BUILDING ELEVATIONS : NORTH-EAST (EL CAMINO REAL STREET)
3/32" = 1'-0"



2 BUILDING ELEVATIONS : NORTH-WEST
3/32" = 1'-0"



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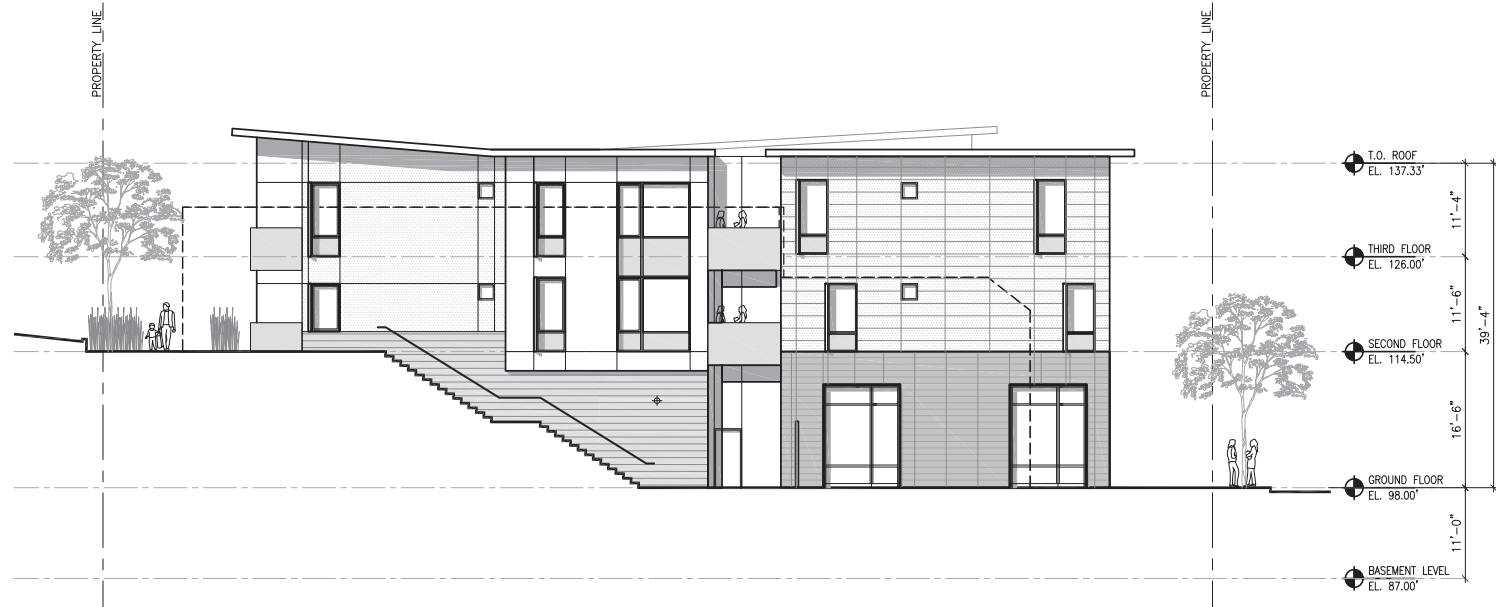
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SCALE: 3/32" = 1'-0"

EXTERIOR
ELEVATIONS

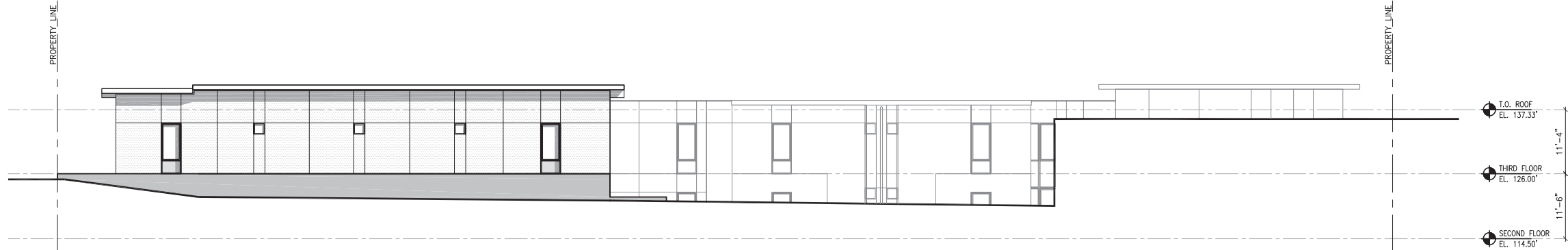
A3.1



1 BUILDING ELEVATIONS : SOUTH-EAST
3/32" = 1'-0"



2 BUILDING ELEVATIONS : SOUTH-WEST
3/32" = 1'-0"

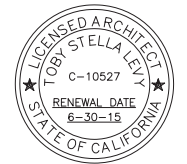


3 BUILDING ELEVATIONS : SOUTH-WEST
3/32" = 1'-0"



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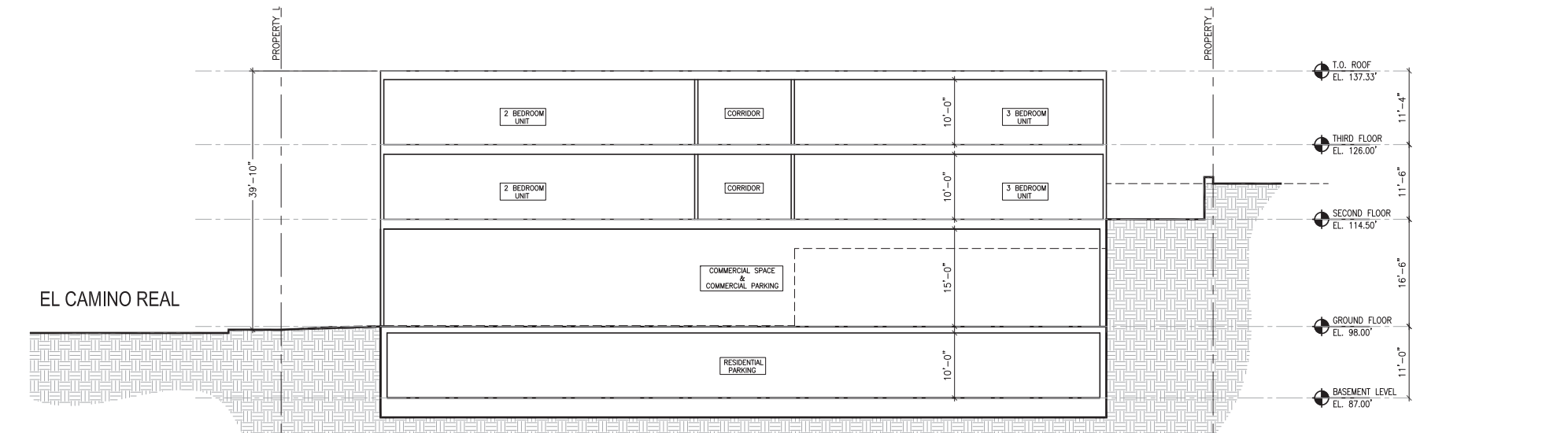
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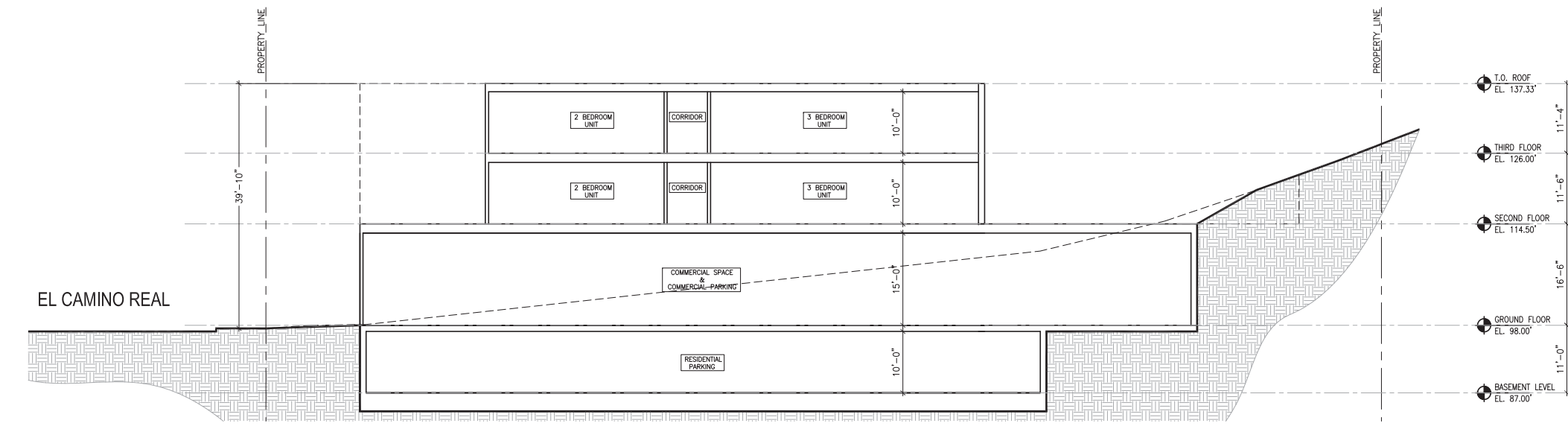
SCALE: 3/32" = 1'-0"

EXTERIOR
ELEVATIONS

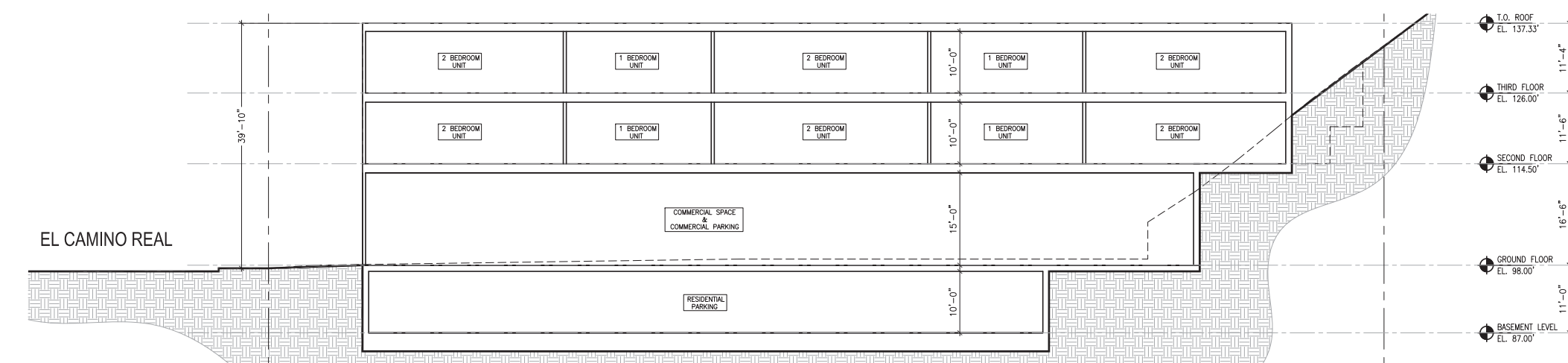
A3.2



1 BUILDING SECTION
3/32" = 1'-0"



2 BUILDING SECTION
3/32" = 1'-0"



3 BUILDING SECTION
3/32" = 1'-0"



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SCALE: 3/32" = 1'-0"

BUILDING
SECTIONS

A4.1